# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1096125 DEEDQC
01/31/2024 08:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240131-0006641

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Pamela Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY (and return to):
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER |
|---|---|---|
| 2025 Linden, LLC | Same | |
| (NAME) | (NAME) | 104-15-0M-030.00CO |
| 1120 Angela Ann Ct. | | |
| (ADDRESS) | (ADDRESS) | |
| Nolensville, TN 37135 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

**CHANDRASEKHAR PADMANABHAN AND INDU PADMANABHAN, HUSBAND AND WIFE**

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

**2025 LINDEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

ITS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2025 ON THE PLAN OF LINDEN ROW, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN THE EXHIBIT IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT NO. 20190320-0025436, AMENDED IN INSTRUMENT NO. 20190625-0061324, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.**

**BEING THE SAME PROPERTY CONVEYED TO CHANDRASEKHAR PADMANABHAN AND INDU PADMANABHAN, HUSBAND AND WIFE, BY WARRANTY DEED FROM LINDEN ROW RESIDENTIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED JUNE 17, 2021, RECORDED JUNE 21, 2021 AND OF RECORD AT INSTRUMENT NO. 20210621-0083030, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

***[Signatures to appear on the following page]***

*[Signature page of Quitclaim Deed]*

This is **improved** property known as: 2025 Linden Ave., Nashville, TN 37212.

Witness our hands this the 30 day of January, 2024.

**CHANDRASEKHAR PADMANABHAN**

**INDU PADMANABHAN**

STATE OF Tennessee )
COUNTY OF Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chandrasekhar Padmanabhan and Indu Padmanabhan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of Jan., 2024.

Notary Public
My Commission Expires: 10/10/2

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Leslie Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/30/2024.

Date

Affiant Signature

1/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of January, 2024.

Notary's Signature

My Commission Expires: 1-19-2025

Date

Notary's Seal (if on paper)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires