Karen Johnson
Batch # 1106492
03/01/2024 12:02:52 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240301-0014336

This Instrument Prepared By:
Professional Touch Properties, LLC
188 Front Street, Suite 116-101
Franklin, TN 37064
(629) 777 -5508

QUITCLAIM DEED

ADDRESS OF NEW OWNER AND SEND TAX BILLS TO:

MUSIC CITY HOLDINGS, LLC
1209 MOUNTAIN ROAD PL NE, STE R,
ALBUQUERQUE, NM 87110

MAP PARCEL NO.

105-03-0-308.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I PARMESH SHARMA (hereinafter called "Grantor") do hereby assign, transfer, convey and quitclaim unto Music City Holdings, LLC a New Mexico Limited Liability Company (hereinafter called "Grantee") certain real estate, tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, which is described as follows, to wit:

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, More particularly described as follows:

Being Lot No. 27, Resubdivision of D.F. Wilkin Properties, of record in Plat Book 421, Page 148, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made of a more and accurate description.

This being the same property conveyed to PARMESH SHARMA by SPECIAL WARRANTY DEED from U.S. BANK NATIONAL ASSOCIATION, as trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series NC 2006-HE4 Asset Backed Pass-Through Certificates, Series NC 2006-HE4, dated October 22, 2010 and filed of record October 28, 2010, in instrument No. 20101028-0086409, Registers Office for Davidson County, Tennessee.

This being the same property conveyed by Substitute Trustees Deed from Nationwide Trustee Services, Inc. as Substitute Trustee to U.S. Bank National Association, as trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series NC 2006-HE4 Asset Backed Pass-Through Certificates, Series NC 2006-HE4, filed for record May 7, 2010, in Instrument No. 20100507-0035021, Davidson County, Tennessee records.

THIS IS IMPROVED PROPERTY KNOWN AS: ***1239 1st AVE South, NASHVILLE, TN 37210***

The foregoing conveyance is subject to all matters set herein and to all encumbrances, easements, restrictive covenants and other matters of public record or otherwise as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance per T.C.A. 67-4-409 (a)(4), is $-0-

Affiant

SUBSCRIBED AND SWORN TO before me this 1 day of March, 2024

NOTARY PUBLIC My Commission Expires 09.07.2026

(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

Witness my/our hands this 1 day of March, 2024

PARMESH SHARMA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Parmesh Sharma, 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/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March 2024

NOTARY PUBLIC My Commission Expires: 09.07.2026

(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Professional Touch Properties, LLC
188 Front Street, Suite 116-101
Franklin, TN 37064