Karen Johnson
Batch # 1106492
03/01/2024 12:02:52 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240301-0014337

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.

082-11-0-010.00

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF LOT 67, MAP OF BRYANS ADDITION TO EDGEFIELD AS OF RECORD IN BOOK 21, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT 67 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF TREUTLAND STREET AND EXTENDS BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF NORTH SECOND, FORMERLY HARRIS STREET, 165 FEET TO AN ALLEY IN THE REAR MEASURING 50 FEET THEREON.

This being the same property conveyed to PARMESH SHARMA by WARRANTY DEED from MAIKE SILVERMAN, dated September 22, 2010 and filed of record September 24, 2010 in instrument No. 20100924-0076258, in the Registers Office for Davidson County, Tennessee.

This being the same property conveyed to MAIKE SILVERMAN by WARRANTY DEED from TONYA ZUCKERMAN, recorded on December 6, 2006 in instrument No. 20061206-0150877, in the Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: ***201 TREUTLAND AVE. NASHVILLE, TN 37207***

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 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

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