This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1131643 DEEDQC
05/06/2024 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240506-0033231

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Rahib Diwan** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Wirok Consulting, LLC, a Wyoming Limited Liability Company** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Certain unit located in Davidson County, Tennessee, being Unit No. 12, of 1010 28th Avenue N Commons, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1010 28th Avenue N Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210929-0131095 and revised at First Amendment of record at Instrument No 20230811-0062429, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Alameda, LLC, a Tennessee limited liability company by Special Warranty Deed from Benjamin Scott Nall and wife, Rebekah Montiville Nall of record in Instrument No. 20150902-0089621, Register's Office for Davidson County, Tennessee, dated August 15, 2015 and recorded on September 02, 2015.

Grantor warrants that the above described property has not been used as his primary residence, and is being used for investment purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 20240402-0072487 in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 28th day of **March, 2024.**

Rahib Diwan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Rahib Diwan,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of **March, 2024.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 28th day of **March, 2024.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

PROPERTY ADDRESS: **1002 28th Ave N**
Nashville, TN 37208

TAX PARCEL NO.: **092020M01200CO**

PROPERTY OWNER: **Wirok Consulting, LLC**
OWNER'S ADDRESS: 611 Commerce St Suite 2611
Nashville, TN 37203

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MAIL TAX BILLS TO: 6339 Charlotte Pike Unit B169
Nashville, TN 37209

Certificate of Authenticity

I, Holly A. Mason, 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 ~~May~~ March 28, 2024.

Affiant Signature

5/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of May, 2024.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: ~~9/7/2026~~ 1-6-25

CM