THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

SABRINA SCHULHAUSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 9th day of May, 2024.

Notary Public

My Commission Expires: _____

Karen Johnson
Batch # 1133363
05/10/2024 10:40:06 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240510-0034509

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Suneel Boyareddygari, Prasanthi Boyareddygari, and Vasanthi S. Budamgunta 316 Cynthia Lynn Ct Bowling Green, KY 42103	New Owner	Map and Parcel No.: 104-06-0M-021.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Suneel Boyareddygari and Prasanthi Boyareddygari, husband and wife and Vasanthi S. Budamgunta, as tenants in common with right of survivorship** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Suneel Boyareddygari and Prasanthi Boyareddygari, husband and wife, as to a 50% interest and Vasanthi S. Budamgunta, as to a 50% interest, as tenants in common**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B-5, on the Horizontal Property Regime for Fairmont Court Condominiums, as recorded in the Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125, Book 6774, page 221, Book 6823, page 962 and in Book 6893, page 62 and as shown on plat of record in Plat Book 6250, page 825 and amended in Plat Book 6900, page 98 , Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Suneel Boyareddygari and Prasanthi Boyareddygari, husband and wife, as to a 50% interest and Vasanthi S. Budamgunta, as to a 50% interest, as tenants in common with right of survivorship, by Warranty Deed from Doug Dawson and Melinda Dawson, husband and wife, dated June 15, 2022 and recorded on June 17, 2022 in Instrument No. 20220617-0069495, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **221 Fairmont Ct., Nashville, TN 37203.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of May, 2024.

Suneel Boyareddygari

Prasanthi Boyareddygari

Vasanthi S. Budamgunta

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Suneel Boyareddygari, Prasanthi Boyareddygari** and **Vasanthi S. Budamgunta,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 9th day of May, 2024.

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Notary Public

My Commission Expires: _____