AFTER RECORDING RETURN TO:
Liberty Title
275 West Natick Road, Suite 1000
Warwick, RI 02886
File No. RIR24030916

Karen Johnson Davidson County
Batch# 1143825 DEEDQC
06/05/2024 03:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240605-0042252

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 161 06 0A 113.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 1 day of June, 2024, by and between **Samuel S. Palaparthy and Santha Ratna S. Golla, husband and wife,** residing at ~~116 Agnes Road, Suite 200, Knoxville, TN 37919~~ 2019 BRAUN DR FRANKLIN TN 37064, hereinafter referred to as Grantor(s) and **Tahoma Business Partners LLC, a Tennessee Limited Liability Company,** located at 116 Agnes Road, Suite 200, Knoxville, TN 37919, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1518 Hamden Drive, Nashville, TN 37211

Being the same property as conveyed from Daniel Laroue to Samuel S. Palaparthy and Santha Ratna S. Golla, husband and wife, dated August 22, 2012 and recorded on September 13, 2012 in Instrument No. 20120913-0083168, Davidson County records.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Samuel S. Palaparthy

Santha Ratna S. Golla

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Samuel S. Palaparthy and Santha Ratna S. Golla** the within named Grantor, 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 seal, at office in Franklin County this 1 day of June, 2024.

LaTonya S Smith
Notary Public

My Commission expires: 7/17/27

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 7/17/2027

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

P. Samy Sy K.
Affiant

Print Name: SAMUEL S PALAPARTHY

STATE OF TN
COUNTY OF Williamson

Subscribed and sworn to before me this 1 day of June, 2024.

LaTonya S Smith
Notary Public
My Commission Expires: 7/17/27

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 7/17/2027

Name and address for person(s) responsible for taxes:

Tahoma Business Partners LLC, a Tennessee Limited Liability Company
116 Agnes Road, Suite 200
Knoxville, TN 37919

Name and address of property owner:

Tahoma Business Partners LLC, a Tennessee Limited Liability Company
116 Agnes Road, Suite 200
Knoxville, TN 37919

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 113, as shown on the plan of Oakhill Townhomes, Phase 3, a Horizontal Property Regime, filed as Exhibit A-1 to and established by the Declaration of record in Instrument 200706140071397 and amended in Instrument 200807090070601, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Subject to all matters as set forth per Instrument 200806059058042; subject to Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200706140071397, as amended of record in Instrument 200807090070601; subject to Stormwater Detention Agreement of record in Instrument 200702050014422; subject to Stormwater Detention Agreement of record in Instrument 200704040040188, subject to Quitclaim Deed to The Homeowner's Association of record in Instrument 200809090092190 Register's Office for Davidson County, Tennessee.

Parcel ID Number: 161 06 0A 113.00

Property commonly known as: 1518 Hamden Drive, Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Rebecca Horton, 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 6/1/2024 (date of document).

Rebecca Horton
Affiant Signature

6/1/2024
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 1st day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/26

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2026