**Recordation Requested By/Return to:**
PRIORITY TITLE AND ESCROW, LLC
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452
File No. 032507707

Karen Johnson Davidson County
Batch# 1269016 DEEDQC
05/05/2025 02:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250505-0034924

**This Instrument Prepared By:**
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

# QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409( ____ )

| NEW OWNER(S) AS FOLLOWS: | SEND TAX NOTICES TO: | MAP PARCEL NUMBERS |
|---|---|---|
| SURENDRA KUMAR | SURENDRA KUMAR | 092 10 0J 004.00 |
| 605 27TH AVENUE NORTH<br>NASHVILLE, TN 37209 | 605 27TH AVENUE NORTH<br>NASHVILLE, TN 37209 | |

Executed this 21 day of APRIL 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **SURENDRA KUMAR AND CAROLYN KUMAR**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **SURENDRA KUMAR**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

**Land in Davidson County, Tennessee, being Unit 4, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 27th and Torbett Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180420-0037520 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

Parcel ID: 092 10 0J 004.00

Being all and the same lands and premises conveyed to Surendra Kumar and Carolyn Kumar by Nashville Skyline Realty, LLC, a Wyoming Limited Liability Company in a Warranty Deed dated 12/23/2019 and recorded 01/06/2020 in Deed Instrument No. 20200106-0001518 in the Land Records of Davidson County, TN.

Property known as, 605 27TH AVENUE NORTH, NASHVILLE, TN 37209
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21 day of APRIL, 2025.

SURENDRA KUMAR

CAROLYN KUMAR

STATE OF TEXAS

COUNTY OF HARRIS

Before me, LISA GRIMES of the state and county mentioned, personally appeared **SURENDRA KUMAR AND CAROLYN KUMAR**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

LISA GRIMES
Notary Public, State of Texas
Comm. Expires 12-07-2025
Notary ID 125501811

Notary Public
Printed Name: LISA GRIMES
My Commission Expires: 12/07/2025

**OATH OF VALUE CONSIDERATION**

STATE OF TEXAS
COUNTY OF HARRIS

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to before me this the 21 day of APRIL, 2025.

Notary Public

My commission expires: 12/07/2025

(seal)

LISA GRIMES
Notary Public, State of Texas
Comm. Expires 12-07-2025
Notary ID 125501811

**Tennessee Certification of Electronic Document**

I, Simone Cummings-Long, 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 4/21/25 (date of document).

Affiant Signature

4/21/25
Date

State of Virginia

County of City of Virginia Beach

Sworn to and subscribed before me this 21st day of April, 2025.

JENNIFER LYNN KNAPP NOTARY PUBLIC REG # 7809323 MY COMMISSION EXPIRES 7/31/2026 COMMONWEALTH OF VIRGINIA

NOTARY SEAL

Notary's Signature

MY COMMISSION EXPIRES: 7-31-2026