NEW OWNER:
36th Avenue, LLC
1031 Sinatra Drive
Nolensville, Tennessee 37135

THIS INSTRUMENT PREPARED BY:
William D. Cartwright
Attorney at Law
Cartwright Law, PLLC
1535 West Northfield Blvd., Ste 3
Murfreesboro, Tennessee 37129
(615) 785-2909

SEND TAX BILLS TO:
36th Avenue, LLC
1031 Sinatra Drive
Nolensville, Tennessee 37135

MAP-PARCEL NUMBERS:
092-09-0-227.00

Karen Johnson Davidson County
Batch # 1311243 DEEDQC
08/18/2025 10:04:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250818-0065566

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, SATISH VOONA and GAYATRIA VOONA, the GRANTORS, has bargained, sold, and does hereby quitclaim, transfer and convey to 36th AVENUE, LLC, an individual protected series of Sunrise Properties, LLC, a Tennessee Limited Liability Company, the GRANTEES, all his right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Map of Subdivision of W.R. Wilson Tract of record in Plat Book 332, Page 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for complete description of the property.

Being the same property conveyed to Satish Voona and Gayatria Voona, husband and wife, by Warranty Deed of record in Instrument No. 20160420-0038468 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 417 36th Avenue North, Nashville, Tennessee 37209.

This transfer is by Quitclaim and Grantor makes no representations or warranties of title.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed or record. No new survey performed.

SUBJECT TO:

All the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Dated this 30th day of August, 2024.

SATISH VOONA

GAYATRIA VOONA

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, SATISH VOONA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,
This 30th day of August, 2024.

NOTARY PUBLIC

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 8/15/2026

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, GAYATRIA VOONA (a.k.a. Gayatri Voona), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,
This 30th day of August, 2024.

NOTARY PUBLIC

My commission expires: 8/15/2026

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration for this transfer is $0.00.

Satish Voona (affiant)

Subscribed and sworn to before me on the 30th day of August, 2024.

Notary Public

My Commission Expires: 8/15/2026

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD