Karen Johnson Davidson County
Batch # 1330398 DEEDQC
10/06/2025 08 32 15 AM 5 pgs
Fees $27 00 Taxes $0 00
20251006-0079299

PREPARED BY:
WHEN RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

MAIL ALL TAX STATEMENTS TO:
TN VERSAI LLC
3225 MCLEOD DRIVE, SUITE 777
LAS VEGAS, NEVADA 89121 This space reserved for Recorder's use

MAP & PARCEL # 117 03 0A 064.00

QUIT CLAIM DEED
TCA 67-4-409(a)(D)
(NO TAX DUE)

KNOW ALL MEN BY THESE PRESENTS, on this 22 day of August, 2025, that **Srinivasa Yarramsetti, married man,** for and in consideration of the sum of Zero and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto **TN VERSAI LLC, a Tennessee limited liability company**, all their right, title and interest in the following described real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Legal description attached hereto as Exhibit "A" and incorporated herein by this reference.

Being the same property conveyed to Srinivasa Yarramsetti by Warranty Deed from John Dawson Frierson Gray, Jr., and Lindsay L. Gray of record in Instrument Number 20191204-0125306 in the Register's Office for Davidson County, Tennessee, dated December 2, 2019 and recorded on December 4, 2019.

Commonly known as: 3000 Hillsboro Pike, Unit 64, Nashville, Tennessee 37215

IN TESTIMONY WHEREOF I have hereunto set my hand this 22 day of August, 2025.

Srinivasa Yarramsetti

Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
)ss.
County of Orange)

On August 22, 2025 before me, Elijah Miranda, notary public, personally appeared, Srinivasa Yarramsetti, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ELIJAH MIRANDA
Notary Public - California
Orange County
Commission # 2502083
My Comm. Expires Oct 14, 2028

Signature _____ (Seal)

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

Srinivasa Yarramsetti, Affiant

Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
)ss.
County of Orange)

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ELIJAH MIRANDA
Notary Public - California
Orange County
Commission # 2502083
My Comm. Expires Oct 14, 2028

Signature _____ (Seal)

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Unit No. 64 on the Plan of Versailles Condominium Apartments, of record in Plat Book 5050, page 80, as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, said Register's Office.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable. Map and Parcel No. 117 03 0 A 064 00CO.

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Versailles Townhomes Homeowners Association, of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, Register's Office for Davidson County, Tennessee.

3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

4. All matters appearing on the Plan of record as Book 5050, page 80, as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.

5. Easement for access roads or driveways and for parking of record in Book 4240, page 209, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewer of record in Book 3531, page 592, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 4158, page 34, Register's Office for Davidson County, Tennessee.

The following information is not a part of this Deed:

Property Address:	**3000 Hillsboro Pike, Unit 64** **Nashville, Tennessee 37215**
Owner's Name and Address:	**TN VERSAI LLC** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**
Map & Parcel Number:	**117 03 0A 064.00**
Mail Tax Bills to:	**TN VERSAI LLC** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**