Karen Johnson Davidson County
Batch # 1330398 DEEDQC
10/06/2025 08 32 15 AM 5 pgs
Fees $27 00 Taxes $0 00
20251006-0079300

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 010.00

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, a 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 Andrew J. Shookhoff of record in Instrument Number 20200102-0000098 in the Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on January 02, 2020.

Commonly known as: 3000 Hillsboro Pike, Unit 10, 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 28, 2025~~ 08/22/2025 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)

On 8/22/2025 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.

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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

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. 10 on the Plan of Versailles Apartments, of record in Plat Book 5050, Page 80, as corrected by Surveyor's Certificate of Correction of record in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, a Condominium Development established pursuant to the provision of the Tennessee Horizontal property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and By-Laws establishing Versailles Apartments of record in Book 5168, Page 944, amended in Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof

The following information is not a part of this Deed:

Property Address:	**3000 Hillsboro Pike, Unit 10** **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 010.00**
Mail Tax Bills to:	**TN VERSAI LLC** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**