Karen Johnson Davidson County
Batch# 1341638 DEEDQC
11/03/2025 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251103-0087434

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
KN Investments LLC 3317 High Peak Way Franklin, TN 37067	United Wholesale Mortgage, LLC 585 South Boulevard E Pontiac, Michigan 48341	096-02-0B-067.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Karimulla Shaik, a married man* and Nagaraju Mandava, a married man***, by these presents do hereby quitclaim and convey unto the **KN Investments LLC, a Tennessee limited liability company**, its heirs, successors and assigns, all of their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 67 on the Plan of Markham East, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220120-0007683 and amended in Instrument No. 20230803-0060209 and Instrument No. 20230807-0061033, and shown on the Final plat of Markham East, of record in Instrument No. 20220215-0017540, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to AT3 Markham East, LLC, a Delaware Limited Liability Company by Special Warranty Deed from FP Investments, GP, a Tennessee general partnership of record in Instrument No. 20200305-0024695, Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020.

Being a portion of the same property conveyed to AT3 Markham East, LLC, a Delaware Limited Liability Company by Quitclaim Deed from FP Investments, GP, a Tennessee general partnership of record in Instrument No. 20200305-0024696 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020. Affidavit recorded on January 25, 2021 of record in Instrument No. 20210125-0010932, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karimulla Shaik, a married man and Nagaraju Mandava, a married man, each as to an undivided 50% interest, as tenants in common, by Special Warranty Deed from AT3 Markham East, LLC, a Delaware limited liability company, of record in Instrument No. 20250807-0062790, Register's Office for Davidson County, Tennessee, dated August 4, 2025 and recorded on August 7, 2025.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Being also known as 606 Markham Street, Nashville, Tennessee 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 4th day of August, 2025.

Affiant

My commission expires:
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 4th day of August, 2025.

Karimulla Shaik

Nagaraju Mandava

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karimulla Shaik and Nagaraju Mandava, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 4th day of August, 2025.

Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 4. 2025.

Affiant Signature

3rd day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028