QUITCLAIM DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOV, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

W-SA-25-1419

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1345810
11/13/2025 02 38 00 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251113-0090613

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Sumit Aryal	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**071-14-3C-010 00-CO**
5008 Fullbright Ct,		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **617 27TH AVE N LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SUMIT ARYAL** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit

Being Unit No 10, as shown on Exhibit "B" in the Master Deed of the Declaration of Covenants, Conditions and Restrictions for 1104 Baptist World Center, a Horizontal Property Regime with Private Elements, as shown in Instrument No 20220919-0104080, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said unit

Being the same property conveyed to Sumit Aryal and Ambu Aryal Pokhrel, husband and wife by Warranty Deed from Blue Sky Construction, Inc , A Tennessee Corporation of record in Instrument No 20230510-0034907 Register's Office for Davidson County, Tennessee, dated April 28, 2023 and recorded on May 10, 2023

Being the same property conveyed to 617 27TH AVE N LLC, a Tennessee limited liability company by Quitclaim Deed from Sumit Aryal and Ambu Aryal Pokhrel, husband and wife of record in Instrument No 20230518-0037296 Register's Office for Davidson County, Tennessee, dated May 18, 2023 and recorded on May 18, 2023

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **1419 Napoleon Street, Nashville, Tennessee 37207**

Witness my/our hand(s) this the 10 day of NOVEMBER, 2025

617 27TH AVE N LLC

BY _____
Sumit Aryal
Member

BY _____
Ambu Aryal Pokhrel
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUMIT ARYAL and AMBU ARYAL POKHREL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBERS of 617 27TH AVE N LLC, LLC the within named bargainor, a limited liability company, and that they as such MEMBERS executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 10th of November, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212