Karen Johnson Davidson County
Batch # 1351865 DEEDQC
12/01/2025 12 02 52 PM 4 pgs
Fees $22 00 Taxes $0 00
20251201-0095036

EXEMPT FROM TRANSFER TAX
PURSUANT TO T.C A SEC. 67-4-409 (a)(1)(C)(vii)

THIS INSTRUMENT PREPARED BY:	**PROPERTY OWNER & ADDRESS:**	**PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:**
The Law Office of Nancy L Choate P C Nancy L Choate, Attorney at Law 403 North Parkway, Ste 201 Jackson, Tennessee 38305		
	Ravinder Machra and Gurpreet Singh Machra, Trustees of the Ravinder Machra and Gurpreet Singh Machra Trust 1212 Laural St, Unit 809 Nashville, TN 37203	Ravinder Machra and Gurpreet Singh Machra, Trustees of the Ravinder Machra and Gurpreet Singh Machra Trust 172 Emerald Lake Dr Jackson, TN 38305
Without Survey or Title Examination (cc/kt) Without Serving as Closing Attorney		

Map & Parcel 093 09 0C 066 00 – 1212 Laurel Street, Unit 809

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS. That we, GURPREET S. MACHRA and RAVINDER KAUR MACHRA, HUSBAND AND WIFE, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto RAVINDER MACHRA AND GURPREET SINGH MACHRA, TRUSTEES OF THE RAVINDER MACHRA AND GURPREET SINGH MACHRA TRUST, all of our right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A AND EXCEPTIONS AS EXHIBIT B)

Being the same real estate conveyed to GURPREET S. MACHRA AND RAVINDER KAUR MACHRA, HUSBAND AND WIFE, by Special Warranty Deed of record as Instrument Number 20160328-0029037, in the Register's Office of Davidson County, Tennessee.

This transfer is by Quitclaim and Grantor makes no warranties about this title

IN WITNESS WHEREOF, we have hereunto subscribed our names, this the 13 day of NOV, 2025

GURPREET S MACHRA

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared GURPREET S MACHRA, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 13 day of NOV, 2025

KARA TURNER TENNESSEE NOTARY PUBLIC COUNTY OF MADISON

Notary Public

My Commission Expires: 9.19.28

RAVINDER KAUR MACHRA

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared RAVINDER KAUR MACHRA, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 13 day of NOV, 2025.

KARA TURNER TENNESSEE NOTARY PUBLIC COUNTY OF MADISON

Notary Public

My Commission Expires: 9.19.28

EXHIBIT A
(Legal Description)

A certain condominium located in Davidson County, Tennessee, being Unit 809 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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, said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Eakin Gateway, LLC, a Tennessee limited liability company, as to a twenty percent (20%) undivided tenant in common interest, of record in Instrument No 20121227-0119218, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Eakin Gateway, LLC, a Tennessee limited liability company, as to twenty percent (20%) undivided tenant in common interest of record in Instrument No 20121227-0119219, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Gaylon M. Lawrence, Jr., as to an eighty percent (80%) undivided tenant in common interest of record in Instrument No. 20121227-0119220, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Gaylon M. Lawrence, Jr as to an eighty percent (80%) undivided tenant in common interest of record in Instrument No. 20121227-0119221, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Metropolitan Development and Housing Agency of record in Instrument No. 20131231-0131305, Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on December 31, 2013

This is improved property also known as 1212 Laurel Street, Unit 809, Nashville, TN 37203.

EXHIBIT B
(Exceptions and/or Permitted Encumbrances)

1. The lien for 2016 and future years ad valorem taxes, not yet due and payable.
2. Subject to all matters shown on the Plan of record as Instrument Number 20120216-0013756, Register's Office of Davidson County, Tennessee.
3. Easement conveyed to the state of Tennessee of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.
4. Bill No 084-571 closing Alley No 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee
5 Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway of record in Book 4370, Page 916 and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee
6 Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, page 252 and amended as Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
7. Arts Center Redevelopment Plan in Ordinance # 98-1188, Amendment No 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.
8 The plat of survey by Cherry Land Surveying, Inc , dated December 11, 2012 shows an NES Easement in the southeast portion of property
9 Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217, in the Register's Office for Davidson County, Tennessee.
10 Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827, in the Register's Office for Davidson County, Tennessee.
11. Grant of Easement of record in Instrument Number 20140328-0025601, in the Register's Office for Davidson County, Tennessee
12. Easement of record in Instrument Number 20140924-0087646, in the Register's Office for Davidson County, Tennessee.
13. Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Declaration of Condominium and Bylaws attached thereto, for Twelve Twelve, A Condominium, recorded at Instrument No. 20140718-0063781, in the Register's Office of Davidson County, TN, including without limiting the generality of the foregoing the following a. Lien of Assessments for common expenses, and limited common expenses b. Easements for encroachments, if any, of the common elements or any unit, or of any unit upon any portions of the common elements or of any unit upon another unit, occasioned by the actual location of the common elements and/or units being different than shown by the plat
14. Charter of Twelve Twelve Condominium Association, Inc of record at Instrument No 20140627-0056540, in the aforesaid Register's Office
15 Restrictions of record in Instrument Number 20131231-0131305 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
16 Subject to rights of others in and to the common areas and/or elements