Karen Johnson
Batch # 1452838
07/31/2026 08:31:48 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260731-0070480

THIS INSTRUMENT WAS PREP. ...NNESSEE
...UMNER

STEVEN G. WATERS, ESQ.
30 BURTON HILLS BLVD., STE
NASHVILLE, TN 37215

CONSIDERATION FOR THIS TRANSFER IS $-0-.

AFFIANT

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF JULY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-30-27

CAROL HOWES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
NEXTGEN SG	NEXTGEN SG	103 02 0W 003.00
3506B Wrenwood Avenue	3506B Wrenwood Avenue	
(Address) Nashville, TN 37205	(Adress) Nashville, TN 37205	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SASIKIRAN DADI AND HAREESHA BESETTI, MARRIED TO EACH OTHER, by these presents, do hereby quitclaim and convey unto NEXTGEN SG, A GENERAL PARTNERSHIP, its successors and assigns, all of their rights, title and interests in and to a certain tract(s) or parcel(s) of land in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 122C of Homes at Osceola Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Osceola Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 201706230063686 and First Amendment of record in Instrument No.201711160117901, Register's office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Osceola Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration. the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170623-0063686, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to Sasikiran Dadi and Hareesha Besetti, married to each other, by Warranty Deed by from Robert Shuler, an unmarried man, of record in Instrument No. 20210709-0092585, Register's Office for Davidson County, Tennessee.

Said property is further quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 122C Oceola Avenue, Nashville, TN 37209.

WITNESS our hands this 17 day of July, 2026.

Sasikiran Dadi

Hareesha Besetti

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared, Sasikiran Dadi and Hareesha Besetti, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2026.

Carol Howes
Notary Public

My Commission Expires: 1·3027

CAROL HOWES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY