Karen Johnson Davidson County
Batch# 341075 DEEDQC
01/09/2020 10:45:30 AM 14 pgs
Fees: $72.00 Taxes: $0.00
20200109-0003166

QUITCLAIM DEED

191889 GTN/RTC

MAIL RECORDED DEED TO:

VIDWATH KASHYAP
SARBANI MAITRA
SHIKHA MAITRA
3320 HILLSBORO PIKE
NASHVILLE, TN 37215

OWNER (SEND TAX BILLS TO):

VIDWATH KASHYAP
SARBANI MAITRA
SHIKHA MAITRA
3320 HILLSBORO PIKE
NASHVILLE, TN 37215

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SHIKHA MAITRA, a widow, who acquired title as an unmarried person, and SARBANI MAITRA, a married person, joined by her spouse, VIDWATH KASHYAP (herein, "Grantor"), whose address is 3320 Hillsboro Pike, Nashville, TN 37215, hereby bargains, sells, remises, releases, quit claims and conveys to SHIKHA MAITRA, a widow, and VIDWATH KASHYAP and SARBANI MAITRA, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 16320 Alexander Ave., Monte Sereno, CA 95030, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3320 Hillsboro Pike, Nashville, TN 37215

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 18 day of December, 2019.

MAIL TO: RAVENSWOOD TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

PIN NO: 117-7-H-16.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Shikha Maitra

SHIKHA MAITRA

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SHIKHA MAITRA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 20___.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

SEE
ATTACHED

Certificate of Acknowledgement of Notary Public

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,
County of Santa Clara

On this **18 day of December 2019** before me R.Roysental, Notary Public, personally **Shikha Maitra**, 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 and 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.

Signature of Notary _____

R. ROYSENTAL
COMM. # 2266061
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
Comm. Exp. JULY 27, 2023

GRANTOR:

SARBANI MAITRA

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SARBANI MAITRA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of December, 2019.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

GRANTOR:

VIDWATH KASHYAP

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, VIDWATH KASHYAP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of December, 2019.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

SEE ATTACHED

Certificate of Acknowledgement of Notary Public

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,
County of Santa Clara

On this **18 day of December 2019** before me R.Roysental, Notary Public, personally **Vidwath Kashyap**, 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 and 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.

Signature of Notary R. Roysental

R. ROYSENTAL
COMM. # 2296861
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
Comm. Exp. JULY 27, 2023

Certificate of Acknowledgement of Notary Public

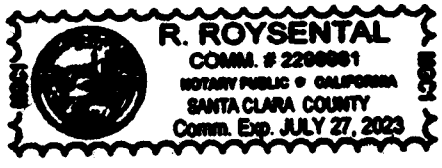
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California,
County of Santa Clara

On this **18 day of December 2019** before me R.Roysental, Notary Public, personally **Sarbani Maitra**, 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 and 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.

Signature of Notary _____



OATH OF CONSIDERATION

STATE OF _____
COUNTY OF _____

The actual consideration for this transfer is N/A.

Grantee:

Grantee signature: Shikha Maitra.
SHIKHA MAITRA

Subscribed and sworn to under oath before me, this 18 **day of** December, 2019 **by** SHIKHA MAITRA.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

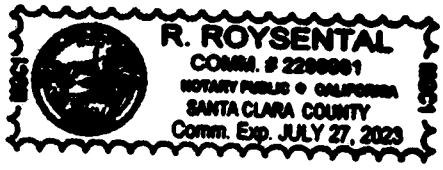
SEE ATTACHED

Jurat

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,
County of Santa Clara
Subscribed and sworn to (or affirmed) before me on this **18 day of December, 2019**, by **Shikha Maitra** proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary R. Roysental



Grantee:

Grantee signature: _____
VIDWATH KASHYAP

Subscribed and sworn to under oath before me, this 18 day of December, 2019 by VIDWATH KASHYAP.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

Grantee:

Grantee signature: _____
SARBANI MAITRA

Subscribed and sworn to under oath before me, this 18 day of December, 2019 by SARBANI MAITRA.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

SEE ATTACHED

PIN NO: 117-7-H-16.00

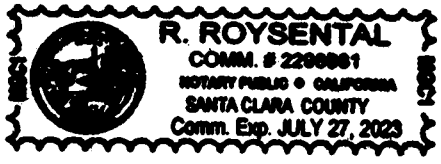
This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

Jurat

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,
County of Santa Clara
Subscribed and sworn to (or affirmed) before me on this **18 day of December, 2019**, by **Sarbani Maitra** proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary _____



Jurat

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,
County of Santa Clara
Subscribed and sworn to (or affirmed) before me on this **18 day of December, 2019**, by **Vidwath Kashyap** proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary R. Roysental

R. ROYSENTAL
COMM. # 2266861
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
Comm. Exp. JULY 27, 2023

JURAT

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

County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 18 day of December,

2019 by Sarbani Maitra, Vidwath Kashyap,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

R. ROYSENTAL
COMM. # 2266661
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
Comm. Exp. JULY 27, 2023

R. Roysental
Signature (Seal)

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date____

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information Is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 3320 ON THE PLAN OF RODERICK SQUARE, OF RECORD IN PLAT BOOK 6250, PAGE 928, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF RODERICK SQUARE, U HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6857, PAGE 385, SAID REGISTER'S OFFICE.

BEING THE SAME PREMISES CONVEYED BY DEED RECORDED IN DAVIDSON COUNTY AS DOCUMENT NUMBER 20140701-0057666.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed by Instrument No. 20190204-0010305 on February 4, 2019.

PIN NO: 117-7-H-16.00

STREET ADDRESS:

3320 Hillsboro Pike, Nashville, TN 37215

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

19-028626 (MD)

True Copy Certification

I, Matt Pierce, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Matt Pierce, Recording Team Leader

STATE OF IL
COUNTY OF Cook

Personally appeared before me, Joan Lowery, a notary public for this county and state, Matt Pierce who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION EXPIRES:12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22