THIS INSTRUMENT PREPARED BY
AND UPON RECORDING RETURN TO:
Frost Brown Todd LLC
150 3rd Avenue South
Suite 1900
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 415587 DEEDQC
06/16/2020 11:33:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200616-0062017

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abhay Kemkar and Chandrakala Kemkar, Trustees of the Sparta Family Trust 333 Hermitage Ave Cookeville, Tennessee 38501	Same	117-03-OH-353.00

STATE OF TENNESSEE)
COUNTY OF ~~WHITE~~ Putnam)

The actual consideration for this transfer is $NONE

Affiant

SUBSCRIBED AND SWORN to before me this 6 day of ~~February~~ March 2020.

Notary Public

My Commission Expires: 10-19-2021

TYLER HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, I, CHANDRAKALA A. KEMKAR, by these presents do hereby quitclaim and convey unto ABHAY KEMKAR AND CHANDRAKALA KEMKAR, TRUSTEES OF THE SPARTA FAMILY TRUST u/t/a dated November 25, 2019, their successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, all of our right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

This improved property is known as 2600 Hillsboro Pike, No. 353, Nashville, Tennessee 37212.

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

WITNESS my hand this 6 day of ~~February~~ March 2020.

Mrs. C. A. Kemkar

CHANDRAKALA A. KEMKAR

STATE OF TENNESSEE)
COUNTY OF ~~WHITE~~ Putnam)

Before me, a Notary Public of the State and County aforesaid, personally appeared CHANDRAKALA A. KEMKAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Cookeville, Tennessee, this 6 day of ~~February~~ March 2020.

Notary Public

My Commission Expires:
10-19-2021

TYLER HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

[NO TITLE SEARCH WAS PERFORMED IN THE PREPARATION OF THIS QUITCLAIM DEED PER GRANTEES' AND GRANTOR'S REQUEST]

EXHIBIT A

Property Description

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being unit No. 353 of The Enclave at Hillsboro Village, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated , and as established by a Master Deed of The Enclave at Hillsboro Village, a Condominium Development, of record in Instrument 200510050119789, amended in Instrument 200602100016562 and Instrument 200609190116052, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Chandrakala A. Kemkar, a married woman and Sonal A. Kemkar, an unmarried woman, joint tenants with right of survivorship by warranty deed from Richie Henderson and Lisa Henderson of record as Instrument No. 20131108-0115975, Register's Office for Davidson County, Tennessee. The said Sonal A. Kemkar (being the same person as Sonal Larsen) having subsequently conveyed her undivided interest in the property to Chandrakala A. Kemkar by quitclaim deed of record as Instrument No. 20200616-0062016, Register's Office for Davidson County, Tennessee.