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 4 pgs
Fees: $22.00 Taxes: $0.00

20200616-0062019

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abhay Kemkar and Chandrakala Kemkar 333 Hermitage Ave Cookeville, Tennessee 38501	Same	72-14-1J-9.00CO

DISTRICT OF COLUMBIA)

The actual consideration for this transfer is $NONE

Affiant

LOIS JACKSON STAFFORD
NOTARY PUBLIC
HOWARD COUNTY
MARYLAND
My Commission Expires 01/25/2023

SUBSCRIBED AND SWORN to before me this 11 day of February 2020

Lois Jackson Stafford
Notary Public

My Commission Expires: January 25, 2023

NOTARY PUBLIC HOWARD COUNTY MD LOIS JACKSON STAFFORD

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, I, NEALESH KEMKAR, by these presents do hereby quitclaim and convey unto ABHAY KEMKAR and wife, CHANDRAKALA KEMKAR, all of my 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 1035 Chester Avenue #9, Nashville, Tennessee 37206.

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

WITNESS my hand this 11 day of February 2020.

NEALESH KEMKAR

Ruchi Jain, spouse of the grantor herein, joins in the execution of this Quitclaim Deed for the sole purpose of conveying any interest she may have in the property by virtue of her marriage to the grantor or otherwise.

Ruchi Jain

DISTRICT OF COLUMBIA)

Before me, a Notary Public of the District of Columbia, personally appeared NEALESH 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, _____, this 11 day of February 2020.

Lois Jackson Stafford
Notary Public

My Commission Expires:
January 25, 2023

LOIS JACKSON STAFFORD
NOTARY PUBLIC
HOWARD COUNTY
MARYLAND
My Commission Expires 01/25/2023

DISTRICT OF COLUMBIA)

Before me, a Notary Public of the District of Columbia, personally appeared RUCHI JAIN, the within named bargainor, with whom I am personally acquainted (or proved to me on

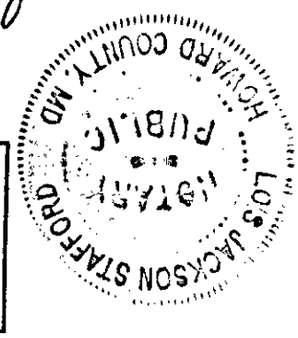
the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, _____, this 11 day of February 2020.

Lois Jackson Stafford
Notary Public

My Commission Expires:
January 25 2023

LOIS JACKSON STAFFORD
NOTARY PUBLIC
HOWARD COUNTY
MARYLAND
My Commission Expires 01/25/2023



[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. 15, Chester Avenue Townhomes, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20150923-0096488, amended in Instrument Nos. 20160429-0042099 and 20170426-0041063, Register's Office for said County, 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, the plat filed as Exhibit "C" to said Declaration and By-laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Abhay Kemkar and Chandrakala Kemkar, Husband and wife, a 50% undivided interest and Nealesh Kemkar a 25% undivided interest and Sonal Kemkar Larsen a 25% undivided interest by warranty deed from LVH2, LLC, a Tennessee limited liability company of record as Instrument No. 20170807-0080427, Register's Office for Davidson County, Tennessee as amended by that certain Scrivener's Affidavit of Alison Rodgers as the Affiant of record as Instrument No. 20180403-0031186, Register's Office for Davidson County, Tennessee.