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

20200616-0062020

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	72-14-1J-9.00CO

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, we, ABHAY KEMKAR and wife, CHANDRAKALA 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 1035 Chester Avenue #9, Nashville, Tennessee 37206.

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

WITNESS our hands this 6 day of ~~February~~ March 2020.

ABHAY KEMKAR

CHANDRAKALA KEMKAR

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

Before me, a Notary Public of the State and County aforesaid, personally appeared ABHAY 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 ~~Nashville~~ 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

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

Before me, a Notary Public of the State and County aforesaid, personally appeared CHANDRAKALA 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 ~~Nashville~~ Cookeville, Tennessee, this 6 day of ~~February~~ March 2020.

Notary Public

My Commission Expires:
10-19-2021

TYLER HUBBLESTON
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

[NO TITLE SEARCH WAS PERFORMED IN THE PREPARATION OF THIS QUITCLAIM DEED PER GRANTEES' AND GRANTORS' 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 Larson 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. The said Nealish Kemkar and Sonal Kemkar Larson (being the same person as Sonal Larsen) having subsequently conveyed their undivided interests in the property to Abhay Kemkar and wife, Chandrakala Kemkar by quitclaim deeds of record as Instrument No. 20200616-0062018 and Instrument No. 20200616-0062019, respectively, Register's Office for Davidson County, Tennessee.