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
20200616-0062021

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	104-2-1-A 304.00 CO

KELLEY M. HUGHES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE

Affiant

SUBSCRIBED AND SWORN to before me this 25th day of November 2019.

Notary Public

My Commission Expires: 9/7/2021

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, we, ABHAY G. KEMKAR and wife, CHANDRAKALA KEMKAR (being the same person as Chandrakah 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 3127 Long Boulevard, Unit 304, Nashville, Tennessee 37203.

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

WITNESS our hands this 25th day of November, 2019.

ABHAY G. KEMKAR

CHANDRAKALA KEMKAR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared ABHAY G. 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, Tennessee, this 25th day of November 2019.

Notary Public

My Commission Expires:
September 7, 2021

KELLEY M. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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, Tennessee, this 25th day of November 2019.

Kelley M. Hughes
Notary Public

My Commission Expires:
September 7, 2021

KELLEY M. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

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

EXHIBIT A

Property Description

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

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 304 of Park West Court, a Condominium Development as established by the Master Deed of record as Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter27, Section 101, et seq., together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed. Said Unit also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

TOGETHER WITH parking space Numbers 14 and 15, as shown on Exhibit "C" to Master Deed as amended by Instrument No. 20061030-034372.

Being the same property conveyed to Abhay G. Kemkar and wife, Chandrakala Kemkar (being the same person as Chandrakah Kemkar) by warranty deed from Parthenon Partners, LLC, a Tennessee limited liability company of record as Instrument No. 20071102-0129501, Register's Office for Davidson County, Tennessee.