Karen Johnson Davidson County
Batch# 489816 DEEDQC
10/06/2020 09:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201006-0115458

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110 Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.**
Neil Sanat Sanghani, Trustee of the Neil Sanat Sanghani Revocable Living Trust and Reesha Shah Sanghani, Trustee of the Reesha Shah Sanghani Revocable Living Trust	-Same-	104 15 0 479.00
68 Old Club Court		
Nashville, TN 37215		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **NEIL SANAT SANGHANI**, do hereby convey all of my right, title and interest in the following described tract or parcel of land as follows: one-half (½) to **NEIL SANAT SANGHANI, TRUSTEE OF THE NEIL SANAT SANGHANI REVOCABLE LIVING TRUST, dated October 2, 2020**; and one-half (½) to **REESHA SHAH SANGHANI, TRUSTEE OF THE REESHA SHAH SANGHANI REVOCABLE LIVING TRUST, dated October 2, 2020**, as joint tenants with rights of survivorship, a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision Plat of Lot 45, Sunset Park of record in Instrument Number 20120413-0031482, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Neil Sanat Sanghani by Quitclaim Deed from Sanat Kumar Valji Sanghani and Vinaben Sanat Sanghani, married, dated May 4, 2017, of record in Instrument No. 20170512-0047371, Register's Office for Davidson County, Tennessee.

This is improved property located in Davidson county, Tennessee, known as 2617 Ashwood Avenue, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 2nd day of October, 2020.

NEIL SANAT SANGHANI

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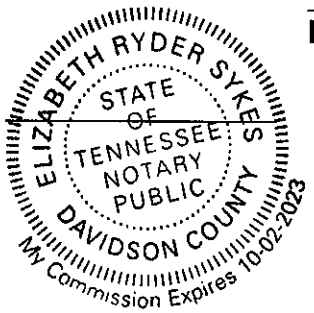
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NEIL SANAT SANGHANI**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, on this 2nd day of October, 2020.

Elizabeth Ryder Sykes
Notary Public

My Commission Expires:



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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

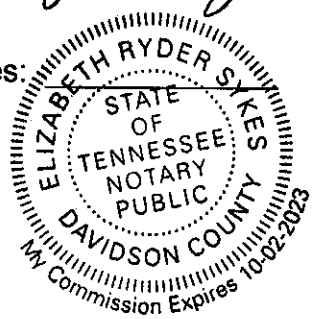
The actual consideration or value of this transfer is $____- 0 -_____.

Affiant

Sworn to and subscribed before me this
2nd day of October, 2020.

Notary Public

My Commission Expires:



CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, do hereby make 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.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley
Notary Public

My Commission expires: 3/7/2023