Karen Johnson Davidson County
Batch# 604404 DEEDQC
03/31/2021 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210331-0042479

Tax Liability & Owner:
Bhaskar Mukherji et ux
Curtin W. Allen
2110 32nd Ave South
Nashville, TN 37212

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
117 South Spring Street
Manchester, Tennessee 37355

Map 104, Group 10, Ctrl Map K, Parcel 1.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, BHASKAR A. MUKHERJI, married, do hereby convey and quitclaim unto, BHASKAR A. MUKHERJI and spouse, CURTIS W. ALLEN, their heirs and assigns, all of my right, title, and interest, in and to the following described real estate located in Davidson County, Tennessee, bounded and described as follows, to-wit:

Being Unit A on the plan of Parkview Condominium, as shown on Exhibit A-2, to the Master Deed establishing said condominium of record as Instrument Number 20061023-0131424, with a street address of 2810 32nd Avenue South, Nashville, Tennessee 37212, and subject to terms and conditions therein.

Subject matters as shown on Plat and Master Deed of record in Book 4470, page 42, and Instrument No. 20061023-0131424, Register's Office of Davidson County, Tennessee.

And being the same property conveyed to Bhaskar A. Mukherji by Quitclaim Deed from Robert L. Caldwell, dated January 5, 2011 recorded on February 9, 2011 at 12:34 P.M. in Instrument Number 20110209-0011413, Register's Office of Davidson County, Tennessee. Previously conveyed to Robert L. Caldwell, unmarried man and Bhaskar A. Mukherji, unmarried man, by Warranty Deed from A/E Construction, Inc. dated October 26, 2006 and recorded on October 31, 2006 at 3:51 P.M. in Instrument Number 20061031-0135292, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities.

WITNESS my hand, this the 26th day of March, 2021.

Bhaskar A. Mukherji

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named BHASKAR A. MUKHERJI, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of March, 2021.

NOTARY PUBLIC

JESSA R HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

My Commission Expires: 03/18/2023

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

Kirsten Vaughn
AFFIANT

Sworn to and subscribed before me this 31st day of March, 2021.

Jessica Fletcher
NOTARY PUBLIC

My Commission Expires: 03-13-2024

JESSICA FLETCHER
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

True Copy Certification

I, Shawn C. Trail, 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.

Signature

State of Tennessee)
County of Coffee)

Personally, appeared before me, Jessica Fletcher, a notary public for this county and state, Shawn C. Trail, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica Fletcher
Notary's Signature

My Commission Expires: March 13, 2024

JESSICA FLETCHER
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY