# QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of APRIL, 2021.

Notary Public

Commission Expires 9-2-24

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-2-2024

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 625621 DEEDQC
04/29/2021 10:57:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210429-0057427

**THIS INSTRUMENT WAS PREPARED BY:**
**Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**
*(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)*

| OWNER ADDRESS: | SEND TAX BILLS TO: | PARCEL ID NUMBER: |
|---|---|---|
| Punitha Chowdhary Atluru and Girish Ganachari<br>2738 Gossett Trail<br>Nashville, TN 37221 | Same as Owner | **141030C04500CO** |

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, and for the purpose of creating a tenancy by the entireties between myself and my wife, the Grantee herein, I, **PUNITHA CHOWDHARY ATLURU** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto my husband, **GIRISH GANACHARI** (hereinafter called the "Grantee), and Grantee's heirs, successors and assigns, a one-half (1/2) undivided interest as a tenant by the entireties with Grantor in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 45 of Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, Amended in Instrument Number 20190130-0009015, Scrivener's Affidavit in Instrument No. 20190325-0026836, Depiction of Property attached as Exhibit "A-1", Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as "Exhibit "B". Said Unit being Depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Punitha Chowdhary Atluru, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, recorded in Instrument No. 20190926-0097873, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2738 Gossett Trail, Nashville, TN 37221.

This conveyance is subject to the Deed of Trust of record in Instrument No. 20190926-0097874 in said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 28 day of APRIL, 2021.

A. Punitha Chowdhary

**PUNITHA CHOWDHARY ATLURU,** Grantor

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named **PUNITHA CHOWDHARY ATLURU**, the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 28 day of APRIL, 2021.

Commission Expires: _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

NOTARY PUBLIC

**Tennessee Certification of Electronic Document**

I, Ernest D. Bennett, III, 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 Davidson )

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

*Notary Signature*