QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 647526 DEEDQC
06/02/2021 11:10:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210602-0073771

W-SB-MT-21-2100B

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 27th DAY OF May, 2021.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kalpana K. Gowda, Trustee of the First Restated Revocable Trust Agreement of Kalpana Gowda dated August 2nd, 2019	New Owner	
(NAME) **2100 B Sharondale Drive,**	(NAME)	**117-03-0K-005.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KALPANA K. GOWDA AND LINGAIAH CHANDRASHEKAR, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KALPANA K. GOWDA, TRUSTEE OF THE FIRST RESTATED REVOCABLE TRUST AGREEMENT OF KALPANA GOWDA DATED AUGUST 2ND, 2019** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennesee, being Unit No. 2100 B as shown on the Declaration and Master Deed of the Gracie Park Townhomes of record in Instrument No. 20051109-0135780 and amended in Instrument No. 20051130-0143882, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kalpana K. Gowda and Lingaiah Chandrashekar, wife and husband of record in 20210602-0073768, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2100 A Sharondale Drive, Nashville, Tennessee 37215**.

Witness my/our hand(s) this the 27th day of May, 2021.

Kalpana K. Gowda

Lingaiah Chandrashekar by Kalpana K. Gowda, Attorney in Fact

Lingaiah Chandrashekar by Kalpana K. Gowda
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KALPANA K. GOWDA, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KALPANA K. GOWDA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LINGAIAH CHANDRASHEKAR, and who acknowledged he/she/they executed the same as the free act and deed of the said LINGAIAH CHANDRASHEKAR.

Witness my hand and official seal, this the 27th of May, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212