Name and Address of New Owner:
Ashish Shetty
408 Cedar Forest Drive
Nashville, TN 37221

Send Tax Bills To:
Ashish Shetty
408 Cedar Forest Drive
Nashville, TN 37221

This Instrument Prepared By:
Rachel Brown
East Main Title, LLC
117 East Main Street
Murfreesboro, TN 37130

Map & Parcel No: 128-03-0A-027-00

Karen Johnson Davidson County
Batch# 688370 **DEEDQC**
08/02/2021 12:47:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210802-0103540

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Carmen Sutil, an unmarried woman,** "the Grantor," conveys and quitclaims unto **Ashish Shetty, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 27 on the plan of First Revision, Cedar Forest, as shown by plat of record in Plat Book 6900, page 383, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ashish Shetty and Carmen Sutil, husband and wife, by Quitclaim Deed from Ashish Shetty, a married man, dated March 31, 2020 and recorded on April 2, 2020 as Instrument No. 20200402-0035483, Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 21 day of July, 2021.

Carmen Sutil

STATE OF CONNETICUT)
COUNTY OF FAIRFIELD)

Personally appeared before me, a Notary Public in and for said State and County, **Carmen Sutil**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21 day of July, 2021.

FABIAN MEJIA ABADIA
Notary Public, State of Connecticut
My Commission Expires Aug. 31, 2022

Notary Public
My commission expires: 08/31/2022

FABIAN MEJIA ABADIA NOTARY PUBLIC STATE OF CONNECTICUT

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or 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 and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 30 day of July, 2021.

Notary Public
My commission expires: July 9 2024

CAMILLE ELYS MARIE REITANO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File # 2021-07-250