Karen Johnson Davidson County
Batch# 725241 DEEDQC
09/28/2021 11:43:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210928-0130136

Commitment Number: 29161903
Seller's Loan Number: 21085958

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
RAKESH AMIN, 2505A VAULX LN., NASHVILLE, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
118 02 0K 001.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

RAKESH AMIN, joined by spouse Reena Bhakta, whose mailing address is **2505A VAULX LN., NASHVILLE, TN 37204**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **RAKESH AMIN, a married man**, hereinafter grantee, whose tax mailing address is **2505A VAULX LN., NASHVILLE, TN 37204**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 2505A VAULX LN., NASHVILLE, TN 37204

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 201608290090275 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 118 02 0K 001.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on September 8, 2021:

Rakesh Amin
RAKESH AMIN

Reena Bhakta
Reena Bhakta

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 8, 2021 by **RAKESH AMIN** and **Reena Bhakta** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

The principal personally appeared before me by audio-video communication

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Quentin Isabell
Notary Public

Quentin Isabell Notary Public
My Commission Expires
Mar 3 2025

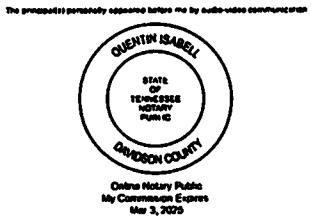
This notarial act was performed remotely and involved the use of audio-video communication technology.

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 8th day of September, 2021.



Rakesh Amin
Affiant

Rakesh Amin
Print Name

(Seal)

Quentin Isabell
Notary Public

My commission expires:

03/03/2025

Quentin Isabell
Print Name

This notarial act was performed remotely and involved the use of audio-video communication technology.

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A AS SHOWN ON EXHIBIT C ATTACHED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF 2505 VAULX TOWN HOMES, OF RECORD IN INSTRUMENT NO. 20121128-0109013, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. A "UNIT" AS SHOWN ON THE PLAT ATTACHED AS EXHIBIT C TO SAID DECLARATION IS THE SAME AS A "TOWN HOUSE" AS DEFINED IN THE DECLARATION. BEING THE SAME PARCEL CONVEYED TO RAKESH AMIN FROM JERRY IKERD, JR. AND JAMIE IKERD, BY VIRTUE OF A DEED DATED 8/12/2016, RECORDED 8/29/2016, IN DEED, AS INSTRUMENT NO. 201608290090275 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Jaime Petrosky, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/8/2021 (date of document).

Jaime Petrosky
Affiant Signature

9/14/2021
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 14th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries