Karen Johnson Davidson County
Batch# 760428 DEEDQC
11/24/2021 10:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211124-0155973

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
625 Main Street, Unit 204
Nashville, Tennessee 37206

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Harsha Nashine & Sunit Guldas 1705B Cass Street Nashville, Tennessee 37208	SAME	081-07-1T-001.00.CO

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 18th day of November, 2021, between **Harsha Nashine** ("Grantor"), and **Harsha Nashine and Sunit Guldas**, (collectively "Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot B as shown on the Declaration of Covenants Conditions and Restrictions for 1705 Cass Street Homes, a horizontal property regime with private elements, which is of record in Instrument No. 20201222-152275, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description.

Being the same property conveyed to Harsha Nashine by Warranty Deed from Richard Harris, of record in Instrument Number 20211020-0140665, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1705B Cass Street, Nashville, Tennessee 37208**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

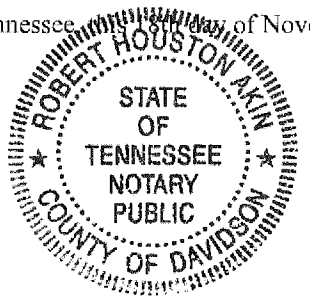
_____(L.S.)
Harsha Nashine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Harsha Nashine**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 18th day of November, 2021.

_____
Notary Public
My Commission Expires: 9/6/22



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

_____
Affiant/Grantee

Subscribed and sworn to before me this 18th of November, 2021.

_____
Notary Public
My commission expires: 9/6/22



TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 NOVEMBER 15, 2021.

11/18/2021

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174

CLIFFORD LIPPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-25

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 15 day of November, 2021.

NOTARY PUBLIC
My commission expires: 3/3/2025