Karen Johnson Davidson County
Batch# 766273 DEEDQC
12/02/2021 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211202-0160035

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Girish Ganachari and Punitha Chowdhary Atluru 2738 Gossett Trail Nashville, TN 37221

Order Number: 60065468-D

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Girish Ganachari and Punitha Chowdhary Atluru, aka Atluru Punitha Chowdhary, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Girish Ganachari and Punitha Chowdhary Atluru, Husband and Wife,** as tenants by the entireties, whose address is 2738 Gossett Trail, Nashville, TN 37221, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

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 of Davidson County Tennessee.

Be the same more or less, but subject to all legal highways.

PCL 114360065468DQTC01020103

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 141-03-0C-045.00
Street address of property: 2738 Gossett Trail, Nashville, TN 37221
Prior Instrument Reference by which Grantor(s) acquired title: Instrument Nos. 20190926-0097873 and 20210429-0057427 in the Register's Office, Davidson County, Tennessee.

Signed this 04 day of October, 2021.

Signature of Grantor(s):

Girish Ganachari
Girish Ganachari

Punitha Chowdhary Atluru
aka Atluru Punitha Chowdhary
Punitha Chowdhary Atluru,
aka Atluru Punitha Chowdhary

STATE OF Texas, COUNTY OF Denton, SS:

BE IT REMEMBERED That on this 4th day of October, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Girish Ganachari and Punitha Chowdhary Atluru, aka Atluru Punitha Chowdhary, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

MELISSA GOLDEN
Notary Public, State of Texas
Comm. Expires 09-29-2024
Notary ID 132702155

PCL 114360065468DQTC01020203

Property Address: 2738 Gossett Trail, Nashville, TN 37221
Tax Parcel: 141-03-0C-045.00

Oath of Consideration

I or we, Shaun Robertson, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 30th day of November, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 30th day of November, 2021

Notary Public

PEYTON ROGERS
Notary Public, State of Texas
Comm. Expires 01-29-2025
Notary ID 132899167

PCL 114360065468DQTC01020303

Tennessee Certification of Electronic Document

Date of Certification: 11/30/2021

I, CARSON COX, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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 on 10/04/2021 and authenticated according to law.

Signature
Carson Cox, Agent, Spruce Land Services, LLC

State of TEXAS

County of COLLIN

Personally appeared before me, Amber N Howe, a notary public for this county and
Notary's Name
state, CARSON COX, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 12/2/24

NOTARY'S SEAL

NOTARY PUBLIC STATE OF TEXAS
AMBER N HOWE
Notary ID #132805856
My Commission Expires
December 2, 2024