Karen Johnson Davidson County
Batch# 779792 DEEDQC
12/28/2021 10:42:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211228-0170349

Notary Public State of Florida
Olivia Nopson
My Commission GG 363995
Expires 08/08/2023

STATE OF FLORIDA
COUNTY OF SARASOTA

The actual consideration or value for this Transaction is $0.00.

Affiant

Sworn to and subscribed before me this 20th day of DECEMBER 2021.

NOTARY PUBLIC

My Commission expires 08/08/23

THIS INSTRUMENT WAS PREPARED BY:
Smith-Wright Law, PLLC
122 North Church Street
Murfreesboro, TN 37130

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	
Aditi Desai 1300 Ben Franklin Drive Unit 808 Sarasota, FL 34236	Aditi Desai 1300 Ben Franklin Drive Unit 808 Sarasota, FL 34236	**Tax Map Parcel Number:** 92-16-D-328 CO

QUITCLAIM DEED

For and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations paid and delivered, I, Amar Desai (hereinafter called the "Grantor"), have bargained and sold and do hereby convey, release and forever quitclaim unto Aditi Desai (hereinafter called "Grantee"), her heirs, successors and assigns all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 328, The Bristol on Broadway, a condominium development, as established under Master Deed of Record in Instrument 20050517-0055639, amended in Instrument 20060307-0026614 and Instrument 20070615-0071857 in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit. Together with Parking Stall #79 and Storage Space I.

Being the same property conveyed to Kennedy Seth Judd, an unmarried man, by Warranty Deed from Bristol on Broadway, L.P., a Tennessee Limited Partnership, recorded September 15, 2005 in Instrument No. 20050915-0110952, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amari Desai and wife Paulomi Desai by Warranty Deed from Kennedy Seth Judd, an unmarried man, recorded on August 6, 2007 in Instrument No. 20070806-0093272, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Amar Desai by Quitclaim Deed from Paulomi Desai, recorded on January 11, 2021, in Instrument No. 20210111-0004272, Register's Office Davidson County

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record as Instrument Number 20050517-0055639; 20060307-0026614; 20070615-0071857, Register's Office for Davidson County, Tennessee, and Ordinance No. BS2000-364; and BL-2000-476, Clerk's Office for Davidson County, Tennessee.

This is improved property, known as 1803 Broadway, Unit 328, Nashville, Tennessee 37203.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, zoning regulations, restrictions, easements, encumbrances and all other matters of record in the Davidson County, Tennessee Register of Deeds Office as may affect the property.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this 20TH day of December, 2021.

Amar Desai

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Personally, appeared before me, OLIVIA NOPSON, the undersigned Notary Public in and for said County and State, the within named Grantor(s), **Amar Desai,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 20TH day of December, 2021.

Notary Public

My commission expires: 08/08/23

Notary Public State of Florida
Olivia Nopson
My Commission GG 363995
Expires 08/08/2023