Karen Johnson Davidson County
Batch# 801845 DEEDQC
02/08/2022 02:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220208-0014570

AFTER RECORDING RETURN TO:
QuickSilva Title & Escrow
4 Alfred Circle
Bedford, MA 01730
File No. 2021-14148

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 141030C04600CO

QUITCLAIM DEED

THIS DEED made and entered into on this 27 day of December, 2021, by and between **Kanagasabai Kanagarathneswaran, a married man, joined in execution by his spouse, Jegatheeswary Kanagarathneswaran**, a mailing address of 2742 Gossett Trail, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Velmurugu Sureshkumar and Kajanthini Kanagarathneswaran, husband and wife, as tenants by the entirety**, a mailing address of 2742 Gossett Trail, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 46 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 for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Parcel ID Number: 141030C04600CO

Property Commonly Known As: 2742 Gossett Trail, Nashville, TN 37221

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20191010-0103864, recorded on 10/10/2019 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Kanagasabai Kanagarathneswaran

Jegatheeswary Kanagarathneswaran

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Kanagasabai Kanagarathneswaran and Jegatheeswary Kanagarathneswaran, the within named Grantor, 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 seal, at office in Nashville, TN, this 27 day of December, 2021.

Notary Public
My Commission expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

K. Jeatu

Affiant

Print Name: JEGATHEESWARY KANAGARATHNESWARAN
KANAGASABAI KANAGARATHNESWARAN

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 27 day of December, 2021.

Cheryl Blay

Notary Public
My Commission Expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

Name and address for person(s) responsible for taxes:

Velmurugu Sureshkumar and Kajanthini Kanagarathneswaran
2742 Gossett Trail
Nashville, TN 37221

Name and address of property owner:

Velmurugu Sureshkumar and Kajanthini Kanagarathneswaran
2742 Gossett Trail
Nashville, TN 37221

Certificate of Authenticity

I, Kate Casey, 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 December 27, 2021.

Date

Affiant Signature

December 27, 2021

Date

State of Massachusetts

County of Middlesex

Sworn to and subscribed before me this 27 day of December, 2021.

Notary's Signature

LAUREN RUTH BOTCHIE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
November 06, 2026

My Commission Expires: 11/6/26

Date

Notary's Seal (if on paper)