Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Monica Bhutiani, Trustee **3501 Wrenwood Avenue** **Nashville, TN 37205**	**Map & Parcel** **104-01-0 411.00**	**Same**

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

Karen Johnson Davidson County
Batch# 847359 DEEDQC
04/28/2022 03:45:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220428-0049441

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that MONICA BHUTIANI, TRUSTEE OF THE MCKENNA BHUTIANI REVOCABLE TRUST, dated April 30, 2021 (the "Grantor"), for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, hereby releases, remises and quitclaims unto MONICA BHUTIANI, TRUSTEE OF THE MCKENNA BHUTIANI MARITAL TRUST created under THE MCKENNA BHUTIANI REVOCABLE TRUST, dated April 30, 2021 (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Unit B, WRENWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121228-0120305, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to MATTHEW T. MCKENNA AND MONICA BHUTIANI, Co-Trustees of the McKenna Bhutiani Revocable Trust, dated April 30, 2021, by

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 25th day of April 2022.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Lucy Ralph
Notary Public
My Commission Expires: 7/7/25

Quitclaim Deed of record in Instrument No. 20210510-0062043, Register's Office of Davidson County, Tennessee. Matthew T. McKenna having since died on February 14, 2022, leaving Monica Bhutiani as the sole Trustee of THE MCKENNA BHUTIANI REVOCABLE TRUST, dated April 30, 2021.

This Improved property is known as **3501 Wrenwood Avenue, Nashville, Davidson County, Tennessee 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property. Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

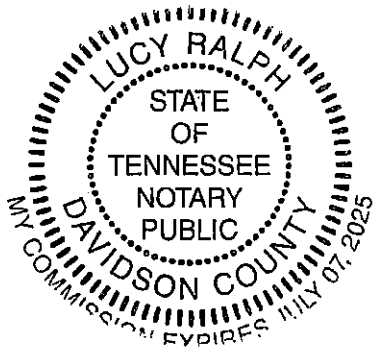
IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 25th day of April, 2022.

Monica Bhutiani, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monica Bhutiani,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this 25th day of April, 2022.



Lucy Ralph
Notary Public
My Commission Expires: 7/7/25