NEW OWNER:
MOHAN SETHUPATHI GOUNDER,
TRUSTEE, ET AL
1915 TYNE BOULEVARD
NASHVILLE, TN 37215
SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 22-0658

Karen Johnson Davidson County
Batch# 854065 DEEDQC
05/12/2022 10:06:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220512-0054528

Map & Parcel: 14400011500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **MOHAN GOUNDER and STEPHANIE GOUNDER, husband and wife**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **MOHAN SETHUPATHI GOUNDER, TRUSTEE OF THE STEPHANIE JUNE GOUNDER FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED APRIL 10, 2022, as to a one-half (1/2) undivided interest, and STEPHANIE JUNE GOUNDER, TRUSTEE OF THE MOHAN SETHUPATHI GOUNDER FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED APRIL 10, 2022, as to a one-half (1/2) undivided interest**, their successors and assigns, forever, all of our right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 2 on the Plan of Sylvia B. Zager Property, of record in Plat Book 7900, Page 205, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MOHAN GOUNDER and STEPHANIE GOUNDER, husband and wife, by Warranty Deed from Tyne Blvd Partners, GP, a Tennessee General Partnership, dated September 14, 2015, and of record in Instrument No. 20150916-0093795, Register's Office for DAVIDSON County, Tennessee.

This is IMPROVED property more particularly known as: 1915 TYNE BOULEVARD, NASHVILLE, TENNESSEE 37215.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS OUR SIGNATURES hereto this 29th day of April, 2022.

MOHAN GOUNDER

STEPHANIE GOUNDER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MOHAN GOUNDER and STEPHANIE GOUNDER**, 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 official seal at office this 29th day of April, 2022.

JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

NOTARY PUBLIC

My commission expires: _____

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I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 29th day of April, 2022.

JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

NOTARY PUBLIC

My commission expires: _____