Karen Johnson Davidson County
Batch# 914469 DEEDQC
09/09/2022 09:18:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220909-0101021

This Instrument Was Prepared by:
Upen B. Gandhi
1169 Nashboro Blvd
Nashville, TN 37217

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP -PARCEL ID NUMBER
Upen B. Gandhi and Rupa U. Gandhi	same address as new owner	
1169 Nashboro Blvd		**135-12-0-D-169.00 CO**
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **Upen B. Gandhi** (the "Grantor") has bargained and sold, and by these presents does transfer, release, relinquish, quitclaim and convey unto **Upen B. Gandhi and Rupa U. Gandhi** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain land, and improvements and appurtenances threto in the Davidson County, Tennessee and more specifically described as follows;

Land in Davidson County, Tennessee, being Unit No. 137 of the Fairway Villa Townhomes, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No, 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being part of the same property conveyed to Clubhouse Trails. a joint venture by deed of record in Instrument 20041229-0153788, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Upen B. Gandhi by Warranty deed from Clubhouse Trails, a joint venture of record in Instrument 20070329-0037439, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1169 NASHBORO BLVD., NASHVILLE, TN 37217.

This conveyance is subject to restrictions, easements, setback lines, and encumbrances of record in the register's office for aforesaid county

IN WITNESS WHEREOF, Grantor has executed this instrument this 7th day of September, 2022.

By: U B Gandhi
Name: Upen B. Gandhi

SEUNG U LEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Upen B. Gandhi, known to me or proved to me to be the person whose signed to the within document and acknowledged to me that they executed the same for the purpose therein contained.

Witness my hand and notarial seal this 7th day of September, 2022.

My commission expires 01/03/2023.

By: _____
Notary Public

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the true and actual consideration for this transfer or the value of the property transferred is $ 1.00.

Subscribed and sworn to before me
This 7th day of September, 2022.

Affiant

SEUNG U LEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Notary Public
My commission expires: 01/03/2023