Karen Johnson Davidson County
Batch# 916792 DEEDQC
09/14/2022 02:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220914-0102616

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 26th day of August, 2022. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Shubha Bhowmik and/or Shonali Bhowmik and/or Rachana Bhowmik, Trustees 913 Winston Place Nashville, TN 37204	SAME	Map: 118-4 Parcel: 13

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Shubha Bhowmik**, hereinafter called

the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Shubha Bhowmik and/or Shonali Bhowmik and/or Rachana Bhowmik, Trustees of the Shubha Bhowmik Living Trust, established by the Revocable Trust Agreement of Shubha Bhowmik dated August 26, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 26th day of August, 2022.

Shubha Bhowmik

Shubha Bhowmik

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 Shubha Bhowmik, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of August, 2022.

My Commission Expires: 01-11-26

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

Notary Public

202209140102616

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the westerly 50 feet of Lot No. 95 and the easterly 37 ½ feet of Lot No. 96 on the Map of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, Page 2, Register's Office for said County.

SAID parts of said lots adjoin and front together 87 ½ feet on the southerly side of Winston Place, formerly Gen. John B. Hood Trail, and run back between parallel lines 172 feet to a dead line.

Being the same property conveyed to Dilip Bhowmik and wife, Shuba Bhowmik, by deed from Dilip Bhowmik and Shuba Bhowmik, Trustees of the Bhowmik Family Trust, of record as Instrument No. 2012008-0091853, Register's Office for Davidson County, Tennessee.

Dilip Bhowmik died on April 15, 2022.

This is improved property known as 913 Winston Place, Nashville, Tennessee, 37204.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 August 26, 2022.

August 26, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of August, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

