Karen Johnson Davidson County
Batch# 916792 DEEDQC
09/14/2022 02:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220914-0102618

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:

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Shonali Bhowmik and/or Rachana Bhowmik, Trustees 913 Winston Place Nashville, TN 37204	SAME	133-2-326

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

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, Trustee of the Bhowmik Family Trust**, hereinafter called 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 **Shonali Bhowmik and/or Rachana Bhowmik, Trustees of the 316 McCall Street Trust dated August 26, 2022**, 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, 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 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



Notary Public

EXHIBIT A

Legal Description

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

Being the easterly part of Lot No. 41 on the Map of Nolen Heights, as shown on the plan of record in Book 332, page 122, Register's Office for Davidson County, Tennessee and described according to a survey made by E. L. Miller, Jr. and Company, dated February 6, 1968, as follows:

Beginning at a point in the northerly margin of McCall Street at an iron pin; thence north 11 degrees 15 minutes east 160.0 feet to an iron pin in the southerly margin of an alley; thence along the southerly margin of said alley, westerly 36.3 feet to an iron pin; thence southerly 26.5 feet to an iron pin; thence southwesterly 19.8 feet to an iron pin; thence southerly 123.7 feet to an iron pin by others in the northerly margin of McCall Street; thence easterly along the northerly margin of McCall Street 53.6 feet to an iron pin, the point of beginning, said point being 400 feet, more or less, from the west margin of Waller Avenue.

Being the same property conveyed to Dilip Bhowmik and Shubha Bhowmik, Trustees of the Bhowmik Family Trust, by deed from Dilip Bhowmik and wife, Shubha Bhowmik, of record as Instrument No. 20110225-0015522, Register's Office for Davidson County, Tennessee.

Dilip Bhowmik died on April 15, 2022, and Shubha Bhowmik became sole Trustee of the Bhowmik Family Trust.

This is improved property known as 316 McCall Street, Nashville, Tennessee, 37211.

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)

