Send Tax bill to:
Recording requested by + Prepared by:
Bell Law Settlement Services, LLC
112 30th Ave N. Nashville, TN 37203
After Recording Return To:
Siddharth Amin
363 West Main St. Hendersonville, TN

File Number: 2022-5428-DL
Parcel ID: 044-09-0-046

Karen Johnson Davidson County
Batch# 938267 DEEDQC
11/04/2022 01:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221104-0119215

Quitclaim Deed

I, **Siddharth Amin**, for zero consideration to hereby grant transfer all my interest to **SHIVANSH LLC**, now of **860 Robinson Road, Nashville, TN 37138**, with **QUITCLAIM COVENANTS**:

Being in the 4th Civil District of said County, being an unnumbered tract marked C.G. Bennett, shown on the Plat of Section III, The Knoll, as of record in Book 2854, Page 110, Register's Office for Davidson County, Tennessee, which said unnumbered tract lies northeast of Lots 36, 3, 39 and 40 on said plan, described as follows: Beginning at a concrete monument in the northwesterly margin of Bennett Drive, at the southeast corner of Lot No. 36; thence with the margin of said Drive, as follows: northeasterly around a curve, 14.06 feet to a concrete monument; North 60 degrees 41 minutes East 86.96 feet to a concrete monument; northeasterly around a slight curve, 103.35 feet to a concrete monument; thence North 48 degrees 13 minutes East 110.39 feet to a concrete monument at the beginning of a curve; thence around said curve, northerly 39.27 feet to a point in the west margin of Robinson Road; thence with the margin of said road, North 41 degrees 47 minutes East 300 feet, more or less, to a point in the south line of the property of the Nashville Industrial Corporation; thence with said Corporation's south line, North 57 degrees West 334.5 feet, more or less, to a concrete monument at the northwesterly corner of Lot 40 on said plan; thence with the rear line of Lots 36, 38, 39 and 40, South 40 degrees 04 minutes East 340.3 feet to the point of beginning, containing 2.37 acres, more or less.

Property Address: 860 Robinson Road, Nashville, TN 37138

Being the same property conveyed to Mike Wayne Bennett by Installment Deed dated October 6, 1993 from Charles W. Bennett and wife, Sue N. Bennett, recorded September 24, 1993 in Book 9108, Page 62 in the Register's Office.

For grantor's title, see deed dated September 24, 1993 and recorded on October 7, 1993 in the Davidson County Recording Office at Book 9108, Page 62.

Being the same property conveyed to Sidharth Amin by Warranty deed dated October 31st, 2022 from Mike Wayne Bennett and Lorrie D. Bennet husband and wife recorded 202211040119214 in the Register's Office

202211040119215

I hereby swear or affirm that the actual consideration of value of the property transferred, whichever is greater, is → $0.00

Executed under seal this 31st day of October, 2022.

Siddharth Amin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2022, before me personally appeared Siddharth Amin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2022.

Notary Signature
My commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of October, 2022.

Notary Public
My commission expires: 3/9/25

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 10/31/22 (date of document).

Regina Sullo
Affiant Signature

11/2/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of November, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

