Karen Johnson Davidson County
Batch# 963193 DEEDQC
01/20/2023 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230120-0004846

Prepared by:
Gordon Law Group, PLC
105 Westpark Drive, Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $10.

Affiant

Subscribed and sworn to before me, this 12 day of January, 2023.

Notary Public

DAVID P. STEINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner:	Send Tax Bills to:	Map & Parcel No.
Bhatt Family Trust 4515 Michigan Avenue Nashville, TN 37209	Same	091-08-0B-101.00

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Geetha Bhatt and Narasimhamurthy Bhatt, wife and husband,** as Grantors, have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto the said **Narasimhamurthy Bhatt and Geetha Bhatt, Trustees of the Bhatt Family Trust dated March 10, 2022,** right, title, and interest in and to the following real property, located in Davidson County, State of Tennessee to-wit:

Land in Davidson County, Tennessee, being Unit J, Phase 5, together with the appurtenant interest in the common elements of EastOak Groves Townhouses, a horizontal property regime with private elements, established by Master Deed of record in Instrument #20080602-0055567, amended in Instrument #20091119-0106608, and in Instrument #20100517-0037873, in Instrument #20110526-0040369, and in Instrument #20120402-0027510, Register's Office for said County, said unit being depicted on the site plan attached as Exhibit "A" to the aforementioned amendment to Master Deed in instrument #20110526-0040369, said Register's Office, and being located on Lot Nos. 7 and 8, Block 3, on the plan of East Extension of Plan No. 1, West Nashville, of record in Book 421, page 1, said Register's Office.

Being the same property conveyed to Geetha Bhatt and Narasimhamurthy Bhatt, wife and husband, from Colby F. Block, unmarried, by Warranty Deed dated November 19, 2020, of record in Instrument #20201124-0138107 Register's Office of Davidson County, Tennessee

This is improved property known as 4515 Michigan Avenue, Nashville, TN 37209.

This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of January, 2023.

Geetha Bhatt
Grantor

Narasimhamurthy Bhatt
Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Geetha Bhatt and Narasimhamurthy Bhatt,** the within named individuals, 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, this the 12th day of January, 2023.

NOTARY PUBLIC

My Commission Expires _____

DAVID P. STEINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-2-2026

Certificate of Authenticity

I, David P. Steiz, 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 1/12/2023.

Date

Affiant Signature

1/16/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of January, 2023.

Notary's Signature

ROBIN J. GORDON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)