Karen Johnson Davidson County
Batch# 963193 DEEDQC
01/20/2023 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230120-0004847

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

DAVID P. STEINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

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 12th day of January, 2023.

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
Bhatt Family Trust 4515 Michigan Avenue Nashville, TN 37209	Same	050-07-0A-052.00

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Geetha N. Bhatt, a married woman** as Grantor, 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 Lot No. 52, on the plan of FINAL PLAT SKYRIDGE (FORMERLY MULBERRY DOWNS PUD NO. 88P-G056G0) SUBDIVISION PHASE 2, as shown on plat of record in Instrument 20211209-0163364, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Geetha N. Bhatt, a married woman, from Meritage Homes of Tennessee, Inc., an Arizona corporation, by Special Warranty Deed dated November 30, 2022, of record in Instrument #20221130-0125588 Register's Office of Davidson County, Tennessee

This is improved property known as 4344 Skyridge Drive, Nashville, TN 37207.

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.

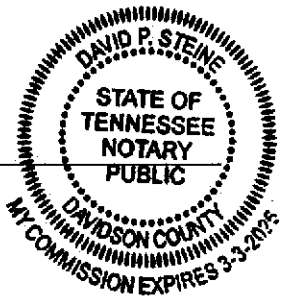
IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of January, 2023.

Geetha N. 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 N. Bhatt,** the within named individual, 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 _____

Certificate of Authenticity

I, David P Steire, 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

1/16/23

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)