Karen Johnson Davidson County
Batch# 990523 DEEDQC
04/11/2023 11:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230411-0026360

THIS INSTRUMENT WAS PREPARED BY: **STEWART TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 115** **HENDERSONVILLE, TN 37075** FILE 1887535	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10TH DAY OF APRIL, 2023. NOTARY PUBLIC MY COMMISSION EXPIRES: 6/19/23

JENNIFER A HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 06/19/2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Yash Nigam	Same as new owner	P/O Map/Parcel 08600011300
(NAME)	(NAME)	
7453 Blue Gable Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DRISHTI KAPOOR**, "GRANTOR", by these presents, does hereby quitclaim and convey unto **YASH NIGAM,** hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 96, on the plan of RIVERBROOK PHASE 2 FINAL SUBDIVISION PLAT, as shown on plat of record in Instrument 20220617-0069868, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Yash Nigam and Drishti Kapoor, husband and wife, from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated February 27, 2023 and recorded on February 28, 2023 in Instrument No. 20230228-0013885, Register's Office for Davidson County, Tennessee.

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

This is **improved** property known as **7453 Blue Gable Road, Hermitage, TN 37076.**

WITNESS my/our hand(s) this 10th day of April, 2023.

DRISHTI KAPOOR

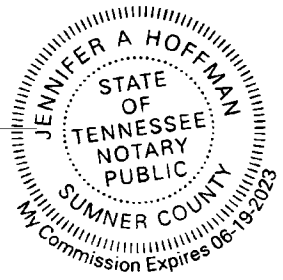
STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Drishti Kapoor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purpose therein contained.

Witness my hand this 10th day of April 2023.

Jennifer A Hoffman
Notary Public

My Commission Expires: 6/19/23



CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 4/10/23.

Affiant
Date: 4/10/23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 10 day of April, 2023

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024