Karen Johnson Davidson County
Batch# 1014898 DEEDQC
06/14/2023 08:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230614-0045202

This instrument prepared by:
Murfree & Goodman, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130
From information furnished by the parties

Name and Address of New Owner:

Bijoy Everest Investments Trust
c/o George Kurin, Trustee
5259 Mcgavock Road
Brentwood TN 37027

Send Tax Bills To:

SAME AS OWNER

Tax Map/Parcel(s):131 05 0B 254.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

IN ORDER TO PERFECT TITLE IN THE GRANTEE, I, the undersigned, **Bijoy E. John and Dotty John**, husband and wife, do hereby transfer, convey and quitclaim unto, **George Kurian as Trustee of Bijoy Everest Investments Trust**, successors and assigns, forever, all of my right, title, claim and interest in the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 254, on the plan of Four Seasons Condominiums Apartments, established by Master Deed of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, , together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, Reference is hereby made to the Plat of Four Seasons Condominiums as of record as shown on Exhibit "D" to the aforementioned Master Deed of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.
>
> Being the same property conveyed to Bijoy John and Dotty John, by Warranty Deed dated October 27, 2022, from Logann Elizabeth Rogers, married, of record in Instrument No. 20221209-0128426, Register's Office for Davidson County, Tennessee.
>
> This is IMPROVED property known as 254 Summit Ridge Drive, Nashville, TN 37215.

THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR AND/OR GRANTEE. THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING THE DESCRIBED REAL PROPERTY, NOR ~~ANY~~ MATTER EXCEPT TO THE VALIDITY OF THE FORM OF THE DEED.

WITNESS MY HAND on this the 6 day of June, 2023.

BIJOY E. JOHN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said State and County, **Bijoy E. John**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS MY HAND and official seal at my office on this 6th day of June, 2023.

Notary Public
My commission expires: _____

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

WITNESS MY HAND on this the 6 day of June, 2023.

DOTTY JOHN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said State and County, **Dotty John**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS MY HAND and official seal at my office on this 6th day of June, 2023.

Notary Public
My commission expires: _____

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me,
this 14th day of June, 2023.

Notary Public
My commission expires: _____

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

Tennessee Certification of Electronic Document

I, Pearl D. McKnight, 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 6-9-2023 (date of document).

Pearl D. McKnight
Affiant Signature

Dec-13-2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13th day of June, 2023.

Kandes C. Hatcher
Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal:

