Karen Johnson Davidson County
Batch# 1017575 DEEDQC
06/21/2023 03:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230621-0047196

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
SANAT V. SANGHANI and VINA S. SANGHANI, Trustees of The Sanat and Vina Sanghani Living Trust	Same	104 02 4C 088.00
3011 Georges Lane		
Alexandria, LA 71301		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **SANAT V. SANGHANI** and wife, **VINA S. SANGHANI**, do hereby convey to **SANAT V. SANGHANI and VINA S. SANGHANI, Trustees of THE SANAT AND VINA SANGHANI LIVING TRUST dated** June 17, 1999, as amended and restated on October 30, 2019, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit 804, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number P1-123 which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to SANAT V. SANGHANI and wife, VINA S. SANGHANI, by Warranty Deed from JAMES A. DUENSING and wife, JULIE L. DUENSING, of record at Instrument No. 20201118-0136039, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, including, but not limited to: (i) all matters shown on Plan of record in Plat Book 57, Page 46, Register's Office for Davidson county, Tennessee; (ii) the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The West End, a condominium community of record in Instrument Number 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586 and Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee; (iii) Charter of The West End Condominium Association of record in Instrument No. 20101105-0089042, Register's Office for Davidson County, Tennessee; (iv) Bylaws of the West End Condominium Association of record in Instrument Number 20080401-0032619, in the Register's Office for Davidson County, Tennessee; (v) Stormwater Detention Agreement in Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee; (vi) Agreement for Dedication of Easement for Storm Drainage in Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee; (vii) Application to Combine Parcels of record in Instrument Number 20051123-00141766,in the Office for Davidson County, Tennessee; (viii) Grant of Easement of record in Instrument Number 20140328-0025602, in the Register's Office for Davidson County, Tennessee; (ix) Quitclaim Deed for Parking Space of record in Instrument Number 20180911-0089959, Instrument No. 20190206-011450 and Instrument No. 20190206-00111451, in the Register's Office for Davidson County, Tennessee; (x) Memorandum of Lease and notice of exercise of option of record in Instrument Number 20091215-0114280, in the Register's Office for Davidson County, Tennessee; (xi) Notice of Quitclaim deed and agreed release of real property liens and encumbrances of record in Instrument Number 20120119-0005400, in the Register's Office for Davidson County, Tennessee; and (xii) Article of Conversion to LLC of record in Instrument Number 20050921-0113643, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 110 31st Avenue N, Unit 804, Nashville, TN 37203.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of June, 2023.

SANAT V. SANGHANI

VINA S. SANGHANI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANAT V. SANGHANI**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 15th day of June, 2023.

Notary Public

My commission expires: ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VINA S. SANGHANI**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 15th day of June, 2023.

Notary Public

My commission expires: ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

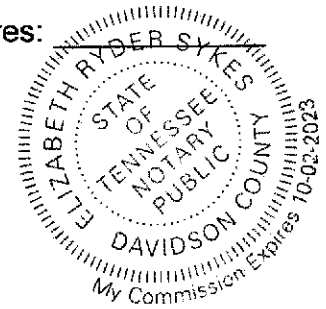
The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
15th day of June, 2023.

Notary Public

My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 June 15, 2023.

June 21, 2023
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of June, 2023.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026