Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 12 day of July, 2023.
My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Shirish Deshpande & Sarah Miller 1217 Winding Way Nashville TN 37216	NEW OWNER	071.12-157.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, We, **Shirish Deshpande and Sarah Miller,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Shirish Deshpande and Sarah Miller as tenants in common with right of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 57, on the plan of Victory Heights Subdivision, of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Shirish Deshpande and Sarah Miller by Warranty Deed from Music City Holdings, LLC, A Texas Limited Liability Company dated June 13, 2022, and filed of record in Instrument No. 20220624-0072225 Register's Office for Davidson County, Tennessee, on June 24, 2022.

Being also known as 904 Chickasaw Avenue, Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1025669 DEEDQC
07/13/2023 08:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230713-0053525

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

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

Witness my hand this 12th day of July, 2023.

Shirish Deshpande

Sarah Miller

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, **Shirish Deshpande and Sarah Miller,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official this 12th day of July, 2023

Notary Public

Commission Expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 July 12, 2023.

Affiant Signature

7/12/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of July, 2023.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026