Karen Johnson Davidson County
Batch# 1031087 DEEDQC
07/26/2023 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230726-0057648

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

DAVIDSON COUNTY CASSANDRA LANHOUTI STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 24th day of July, 2023.

Notary Public

My Commission Expires: 11-2-26

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Sarah Miller and Shirish Deshpande 1217 Winding Way Road Nashville, TN 37216	New Owner	061-08-0-119.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHIRISH DESHPANDE, MARRIED AND SARAH MILLER, UNMARRIED AS JOINT TENANTS IN COMMON** (collectively"Grantor"), by these presents, does hereby quitclaim and convey unto **SHIRISH DESHPANDE, MARRIED AND SARAH MILLER, UNMARRIED AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** and their heirs, successors and assigns (collectively "Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9, the easterly half of Lot No. 8 and the westerly 40 feet of Lot No. 10 of Block D, as shown on the map entitled the Plan of Section No. 2 of Jackson Park, of record in Plat Book 843, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SHIRISH DESHPANDE, MARRIED AND SARAH MILLER, UNMARRIED AS JOINT TENANTS IN COMMON, by deed from DAMON S. SPICELAND, A MARRIED MAN of record as Instrument No. 20210602-0073833, dated June 02, 2021, said Register's Office.

This Quitclaim Deed is being made for the purposes of establishing survivorship rights.

This is improved property known as: 1217 Winding Way Road Nashville, TN 37216

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

Sarah Miller

Shirish Deshpande

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **SHIRISH DESHPANDE AND SARAH MILLER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of July, 2023.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 11-2-26

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **7/21/2023** (date of document).

Affiant Signature

7/21/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **JULY**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

