Karen Johnson Davidson County
Batch# 1031218 DEEDQC
07/26/2023 03:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230726-0057794

****This Quitclaim Deed was prepared from information furnished by the Grantor and without benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

ADDRESS OF NEW OWNER:
Brijraj Jhala
Benaifer Jhala
301 Demonbreun Street, Unit 1006
Nashville, TN 37201

AFFIANT

Subscribed and sworn to before me this 20th day of July, 2023.

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: July 24, 2023

SEND TAX BILLS TO:
~~SAME~~ Brijraj Jhala
Benaifer Jhala
1002 Wilson Pike
Brentwood, TN 37027

Map/Parcel:
093060A11900CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Brijraj Jhala and wife, Benaifer Jhala, Co-Trustees of Jhala Joint Revocable Trust U/A/D April 17, 2015**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Brijraj Jhala and wife, Benaifer Jhala,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 20th day of July, 2023.

Brijraj Jhala, Co-Trustee

Benaifer Jhala, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brijraj Jhala, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Co-Trustee of the Jhala Joint Revocable Trust U/A/D April 17, 2015, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of July, 2023.

My commission expires: 6-27-26

Notary Public

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Benaifer Jhala, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Co-Trustee of the Jhala Joint Revocable Trust U/A/D April 17, 2015, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of July, 2023.

My commission expires: 6-27-26

Notary Public

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit "A"

LAND DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 1006, as shown on the plan of Encore, a Residential Condominium, a Horizontal Property Regime, filed as exhibit C to and established by the Master Deed of record as Instrument No. 20080225-0018429 and amended in Instrument No's. 20151203-0122000, 20170324-0029048 and 20181016-0102535, Register's Office for Davidson County, Tennessee and further subject to the Master Deed for the Encore, A Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and 20111215-0097929, said Register's Office, together with an undivided percentage interest in the common area/elements appurtenant to said unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the unit and the condominium, the rights and obligations of the Declarant and the unit owners, and the bylaws of the Association of owners.

Being the same property conveyed to Brijraj Jhala and wife, Benaifer Jhala, Co-Trustees of Jhala Joint Revocable Trust U/A/D April 17, 2015, by Warranty Deed from Babu Rao and wife, Asha Rao, of record in Instrument No. 20171002-0100368, in the Register's Office of Davidson County, Tennessee, dated September 29, 2017 and recorded on October 02, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/20/23 (date of document).

Affiant Signature

7/26/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON