Karen Johnson Davidson County
Batch# 1053346 DEEDQC
09/22/2023 03:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230922-0074785

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)
Vikas Jain and
Kavita Jain, Trustee
1002A Woodmont Boulevard
Nashville, TN 37204

Send Tax Bills To
Same

Map-Parcel No.
118 09 0I 001.00

Quitclaim Deed to Trustee

Grantor: Vikas Jain (married)
Grantee: Vikas Jain and Kavita Jain, Trustee of the Revocable Trust of Vikas Jain and Kavita Jain, dated September 22, 2023

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, 1002 Woodmont Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1002 Woodmont Townhomes of record in Instrument Number 20160128-0008322, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vikas Jain by deed from Robert St. Clair and Sarah St. Clair, husband and wife, of record in Instrument No. 20190826-0085630, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1002A Woodmont Boulevard, Nashville, TN 37204.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Vikas Jain, Grantor

Kavita Jain, Grantor

Kavita Jain, wife of Vikas Jain, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which she now has or may acquire in the future by virtue of her marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

State of Tennessee
County of Sumner

On September 22, 2023, before me personally appeared Vikas Jain, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My commission expires: 7/21/2026

State of Tennessee
County of Sumner

On September 22, 2023, before me personally appeared Kavita Jain, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My commission expires: 7/21/2026

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Vikas Jain, Trustee
Grantee

Sworn to and subscribed before me on September 22, 2023.

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My commission expires: 7/21/2026

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 September 22, 2023.

Jennifer Berkon
Signature

9/22/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 22, 2023.

Notary's Signature
My Commission Expires: 7/2/2026

