QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Minati Singh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF September 2023

Notary Public

MY COMMISSION EXPIRES 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Madhu Vrut Singh and Minati Singh, Co-Trustees	Same	
3315 Harpeth Springs Drive	(NAME)	141 06 0D 096.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MINATI SINGH AND MADHU V. SINGH A/K/A MANDU V. SINGH, WIFE AND HUSBAND, ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MADHU VRUT SINGH AND MINATI SINGH, CO-TRUSTEES OF THE SINGH FAMILY REVOCABLE TRUST DATED AUGUST 25, 2023, ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT

Being Unit No. 96 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Minati Singh and Mandu V. Singh, wife and husband, by Warranty Deed from Patrick A. Knuckles and Amber Knuckles of record in Instrument No. 20200806-0087735, Register's Office for Davidson County, Tennessee. The spelling of Grantee name in said Warranty Deed as Mandu V. Singh is incorrect. The correct spelling of Grantee's name is Madhu V. Singh.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is improved property known as 3315 Harpeth Springs Drive, Nashville, Tennessee 37221

Karen Johnson Davidson County
Batch# 1054804 DEEDQC
09/27/2023 02 27 22 PM 2 pgs
Fees $12 00 Taxes $0 00

20230927-0075935

Witness our hands this the 25th day of September, 2023.

Minati Singh
MINATI SINGH

MADHU V. SINGH (A/K/A MANDU V. SINGH)

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 25th day of September, 2023

Notary Public

My Commission Expires

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

STATE OF IOWA)
COUNTY OF JOHNSON)

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

Witness my hand and official seal, this the 19th day of September, 2023

Notary Public

My Commission Expires

NOTARIAL SEAL IOWA
ELLISON RUEN
Commission Number 815389
My Commission Expires
February 18, 2025