Karen Johnson Davidson County
Batch# 1064009 DEEDQC
10/23/2023 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231023-0082919

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)
Anumeet Priyadarshi and
Snigdha Shrivastava Priyadarshi,
Trustee
4325 Estes Road
Nashville, TN 37215

Send Tax Bills To
Same

Map-Parcel No.
130 08 0 023.00

Quitclaim Deed to Trustee

Grantor: Anumeet Priyadarshi and Snigdha Priyadarshi, Husband and Wife
Grantee: Anumeet Priyadarshi and Snigdha Shrivastava Priyadarshi, Trustee of the Revocable Trust of Anumeet Priyadarshi and Snigdha Shrivastava Priyadarshi, dated October 11, 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 Lot 2, OLDFIELD/WILLIAMS SUBDIVISION, as shown on plat of record in Plat Book 6050, Page 181, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anumeet Priyadarshi and Snigdha Priyadarshi, husband and wife, by deed from Marc W. Oswald and Krista E. Oswald, husband and wife, of record in Instrument No. 20160202-0009936, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4325 Estes Road, Nashville, TN 37215.

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.

Anumeet Priyadarshi, Grantor

Snigdha Priyadarshi, Grantor

State of Tennessee
County of Sumner

On October 11, 2023, before me personally appeared Anumeet Priyadarshi, 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.

Notary Public
My commission expires: 12/19/2023

State of Tennessee
County of Sumner

On October 11, 2023, before me personally appeared Snigdha Priyadarshi, 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.

Notary Public
My commission expires: 12/19/2023

* *

State of Tennessee
County of Sumner

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

Anumeet Priyadarshi, Trustee
Grantee

Sworn to and subscribed before me on October 11, 2023.

Notary Public
My commission expires: 12/19/2023

* *

TRUE Copy Certification

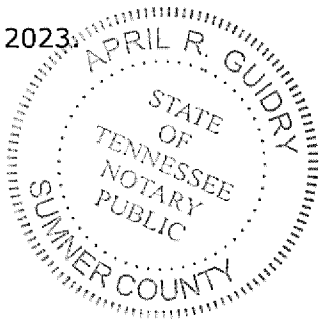
I, Jennifer Berkon, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 11, 2023.

Signature

10/11/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on October 11, 2023.



Notary's Signature
My Commission Expires: 03/25/2025