Karen Johnson Davidson County
Batch# 1064614 DEEDQC
10/25/2023 08:56:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231025-0083464

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Nikila Ravi, Trustee<br>1923 B Castleman Drive<br>Nashville, Tennessee 37215 | Nikila Ravi, Trustee<br>1923 B Castleman Drive<br>Nashville, Tennessee 37215 | 131-07-1K-002.00-CO |

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nikila Ravi,** unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does quitclaim, transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to **Nikila Ravi, Trustee** of the Nikila Ravi Family Trust dated October 21, 2023, and any amendments thereto, as GRANTEE.

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

Witness the execution of this Quitclaim Deed by the undersigned as of this the 21 day of October, 2023.

**GRANTOR:**

Nikila Ravi

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nikila Ravi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office in Nashville, Tennessee, this the 21 day of October, 2023.

Notary Public

JOSEPH MCWHORTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/9/27

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

The actual consideration or value whichever is greater, for this transfer is $0.00.

Nikila Ravi
Affiant

Sworn to and subscribed before me this 21 day of October, 2023.

Notary Public

JOSEPH MCWHORTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/9/27

**EXHIBIT A**

**LEGAL DESCRIPTION**

The following described property:

LAND in Davidson County, Tennessee, being Unit No. 2 of Homes at 1923 B Castleman Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1923 B Castleman Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190404-0030781, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1923 B Castleman Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190404-0030781, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Nikila Ravi, unmarried, from Douglas Theodore Barbe and Jennifer Barbe, husband and wife, by Warranty Deed of record as Instrument No. 20221011-0111469, dated October 5, 2022, said Register's Office.

This is improved property commonly known as 1923 B Castleman Drive, Nashville, Davidson County, Tennessee 37215.