Karen Johnson Davidson County
Batch# 1071172 DEEDQC
11/13/2023 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231113-0088513

QUITCLAIM DEED

Note: This instrument is prepared based upon information provided by the parties. No title search was performed in preparation of this Quitclaim Deed. The preparer makes no representation as to the status of title.

HAYLEY LOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF November, 2023.

NOTARY PUBLIC

My Commission Expires: March 9, 2027

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
SUDHEER BANALA 1254 FALLSWORTH DRIVE NOLENSVILLE, TN 37135	SAME ADDRESS AS NEW OWNER	135100E02300CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Raksha Banala, a married woman, (**"Grantor"**), by these presents, quitclaims, grants and conveys unto Sudheer Banala, a married man, (**"Grantee"**), his heirs and assigns, any and all her right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Being Unit 23, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument 20130711-0072001, and amended in Instrument 20130719-0074970, and further amended in Instrument 20140703-0058673, of record in the Register of Deeds office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being a portion of the same property conveyed to Sudheer Banala and Raksha Banala, husband and wife, by Warranty Deed, from R.J. York Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150303-0018588 Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY

Being also known as 1029 Capital Funds Court, Nashville, TN 37217.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 9th day of November, 2023.

Raksha Banala

Raksha Banala

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 9 day of November, 2023, before me personally appeared **Raksha Banala**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Hayley VS

Notary Public

My commission expires: March 9, 2027

HAYLEY VOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is a tax exempt transfer of appreciated
Property as provided in TCA Code 67-4-409(a)(1)(C)(i)(a).

Tennessee Certification of Electronic Document

I, Cheryl A. Dillon, 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 November 9, 2023.

Affiant Signature

November 13, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of November, 2023.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

My Commission Expires: 4-19-2025

(*SEAL*)