Karen Johnson Davidson County
Batch# 1080389 DEEDQC
12/11/2023 08:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231211-0095142

PROPERTY TAX INFORMATION:

OWNER: Rajesh Aggarwal and Ritu Tirthani
1510 Demonbreun Street, Apt. 706
Nashville, TN 37203

SEND TAX BILLS TO:
SAME

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

From information furnished by the parties. No search was performed. No Tax advice was sought by parties or given by preparer

Map/Parcel: 093-09-0A-030.00-CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rajesh Aggarwal,** the "Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rajesh Aggarwal and Ritu Tirhani, joint tenants with rights of survivorship,** the "Grantees," the following described real estate in Davidson, Tennessee:

> Land in Davidson County, Tennessee, being Unit 706, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime established by Master Deed, of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, and Instrument No. 20090625-0059073, Register's Office for Davidson Count, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.
>
> Being the same property conveyed to Rajesh Aggarwal by Warranty Deed from James Efinger, a single man, dated May 3, 2019, and of record in Instrument No. 20190503-0041794 in the Register's Office for Davidson County, Tennessee.

FOR THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on the 5th day of December, 2023.

Rajesh Aggarwal

Rajesh Aggarwal

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, **Rajesh Aggarwal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

Witness my hand and seal, at Murfreesboro, Tennessee, this 5th day of December 2023.

NOTARY

Jack Evans Gilliam II
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

My Commission Expires: 5/19/24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sarah K. Hudson
AFFIANT

Sworn to and subscribed before me, on this 5th day of December 2023.

NOTARY PUBLIC

My Commission Expires: 5/17/24

Jack Evans Gilton, II
NOTARY PUBLIC
STATE OF TENNESSEE

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 12/05/23. (Date of Document)

Affiant Signature

Date: 12/08/23

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 8th day of December, 2023

Sarah K. Hudson

Notary Public

My Commission Expires: 10/09/2026

