QUITCLAIM DEED

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

LB-QCD-23-409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 2023.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1088318
01/04/2024 10:08:39 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240104-0000841

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Tanaya Vishal Chaphekar, Vishal Chaphekar, Ramesh K. Parameswaran, and Nijil Unniyan Patemmal	**New Owners**	
(NAME)	(NAME)	**182-06-0B-063.00CO**
1520 Wesley Ct.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **TANAYA VISHAL CHAPHEKAR, AN UNMARRIED WOMAN AND VISHAL CHAPHEKAR, A MARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TANAYA VISHAL CHAPHEKAR, AN UNMARRIED WOMAN AND VISHAL CHAPHEKAR, A MARRIED MAN AND RAMESH K. PARAMESWARAN, A MARRIED MAN AND NIJIL UNNIYAN PATEMMAL, A MARRIED PERSON** hereinafter called the Grantee(s), his/her/its/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:

Land in Davidson County, Tennessee, being Lot(s) 63, as shown on the map entitled Major Subdivision Final Plat, Old Hickory Crossing, Phase 2, of record as Instrument No. 20211029-0415246, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Tanaya Vishal Chaphekar, an unmarried woman and Vishal Chaphekar, a married man, by Warranty Deed from Patterson Company, LLC, a Tennessee limited liability company of record in Instrument No. 20220630-0076006, Register's Office for Davidson County, Tennessee, dated June 29, 2022 and recorded on June 30, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **409 Parker Court, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 29 day of DECEMBER, 2023.

Tanaya Vishal Chaphekar

Vishal Chaphekar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANAYA VISHAL CHAPHEKAR, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VISHAL CHAPHEKAR, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212