Karen Johnson
Batch # 1092333
01/23/2024 10:49:44 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240123-0003961

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
Truist Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
Jagdish Kasat, Trustee Vijaya Kasat, Trustee The Kasat Community Property Trust 502 Colice Jeanne Road Nashville, Tennessee 37221	Jagdish Kasat, Trustee Vijaya Kasat, Trustee The Kasat Community Property Trust 502 Colice Jeanne Road Nashville, Tennessee 37221	142 11 0 040.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Jagdish Kasat** and **Vijaya Kasat** by these presents do hereby quitclaim and convey unto **The Kasat Community Property Trust, U/A Dtd. January 11, 2024,** all of their right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 502 Colice Jeanne Road, Nashville, Tennessee 37221.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 11th day of January, 2024.

Jagdish Kasat

Vijaya Kasat

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes N. Baker, a Notary Public in and for said State and County, **Jagdish Kasat** and **Vijaya Kasat**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2024.

Notary Public

My Commission Expires: 07/08/2026

MERCEDES N. BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Jagdish Kasat

Subscribed and sworn to before me, this 11th day of January, 2024.

Notary Public

My Commission Expires: 07/08/2026

MERCEDES N. BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2026

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 88 on the Plan of Valley West, Section Two, of record in Plat Book 3600, page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the property conveyed to Jagdish and Vijaya Kasat, husband and wife, by Warranty Deed from Vassudeo M. Sardessai and Meera V. Sardessai, husband and wife, as of record in Book 5967, page 909, Register's Office for Davidson County, Tennessee.