Karen Johnson
Batch # 1095721
01/30/2024 09:25:59 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20240130-0006364

This instrument prepared by:
Guy R. Bayley, Esq.,
161 E California Blvd, 2nd Fl,
Pasadena CA 91105
Tel 626-421-8220

This document to be recorded in:
Davidson Co., TN

QUIT CLAIM DEED

\\Mac\iCloud\WORD PROCESSING\3447\cover sheet .wpd

This instrument prepared by Guy R. Bayley, Esq., 161 E California Blvd, 2nd Fl, Pasadena CA 91105,

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that NARAYAN KRISHNAN and PAULETTE KRISHNAN, husband and wife in joint tenancy, on this the 29th day of December, 2023, for and in consideration of one and no/100 dollars, do hereby bargain, sell, release, quit claim and convey unto NARAYAN KRISHNAN and PAULETTE KRISHNAN, as Trustees of the The Krishnan Family 2023 Trust* all right, title and interest in and to the following described real estate, to wit:

The property commonly known as 3000 Hillsboro Pike, #50, Nashville TN 37215, with Tax Parcel Identification No. 117 03 0A 050.00CO, with full legal description attached hereto as Exhibit A

Last Warranty Deed recorded October 31, 2023, as instrument number 20231031-0085187.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hands this 29th day of December, 2023.

Signature

KRISHNAN NARAYAN
424 HILLSBOROUGH ST,
THOUSAND OAKS CA 91361

Signature

PAULETTE NARAYAN
424 HILLSBOROUGH ST,
THOUSAND OAKS CA 91361

*(A revocable trust)

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF VENTURA

On Dec 29th, 2023 before me, (insert name of the officer) Rhonda M Frances Diamond, Notary Public, personally appeared NARAYAN KRISHNAN and PAULETTE KRISHNAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RHONDA M. FRANZESE DUMOND
Notary Public - California
Ventura County
Commission # 2377774
My Comm. Expires Nov 3, 2025

Signature _____ (Seal)

We hereby swear or affirm that to the best of the affiants' knowledge, information and belief the actual consideration for this transfer is $1.

STATE OF CALIFORNIA
COUNTY OF VENTURA

Subscribed and sworn before me the 29th day of December, 2023.

RHONDA M. FRANZESE DUMOND
Notary Public - California
Ventura County
Commission # 2377774
My Comm. Expires Nov 3, 2025

Signature _____ (Seal)

The following is not a part of this Deed:
Property address: 3000 Hillsboro Pike, #50, Nashville TN 37215
Owners name and address: Narayan and Paulette Krishnan, 424 Hillsborough St, Thousand Oaks CA 91361
Parcel number: 117 03 0A 050.00CO
Mail tax bills to: Narayan and Paulette Krishnan, 424 Hillsborough St, Thousand Oaks CA 91361

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura }

On Dec 29th 2023 before me, Rhonda M Franzese Dumond Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Krishnan Narayan and Paulette Narayan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

RHONDA M. FRANZESE DUMOND
Notary Public - California
Ventura County
Commission # 2377774
My Comm. Expires Nov 3, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed - 300 Hillsboro Ave

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

EXHIBIT A

Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 50 on the plan of Versailles Apartment, of record in Book 5050, page 80, as amended by Surveyor's Certificate of Correction for record in Book 5171, page 153, Register's Office for Davidson County Tennessee, and further established by Master Deed and By-Laws of record in Book 5168, Page 944, as amended in Book 5659, Page 641, as amended in Book 5667, Page 375, as amended in Book 770, Page 955 and as amended in Book 8434, Page 719, in said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Narayan and Paulette Krishnan, as husband and wife in joint tenancy, by Warranty Deed from Jonathan Harris, a married man, of record in Instrument No. 20231031-0085187 in the Register's Office for Davidson County, Tennessee, dated October 30, 2023, and recorded on October 31, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented) all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid and prorated between the parties herein;

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee;

3. Covenants, conditions, restrictions, reservations, and easements, if any, contained in former instruments of record pertaining to the Subject Property.

This is improved property known as 3000 Hillsboro Pike, #50, Nashville TN 37215.