Karen Johnson
Batch # 1095721
01/30/2024 09:25:59 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20240130-0006366

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

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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, 20 23, 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 844 Cherokee Avenue # 1, Nashville TN 37207, with Tax Parcel Identification No. 072 09 1C 001.00, with full legal description attached hereto as Exhibit A

Last Warranty Deed recorded December 1, 2021, as instrument number 20211201-0158547.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hands this 29th day of December, 20 23.

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 2023 before me, (insert name of the officer) Rhonda Frances Durand, 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: 844 Cherokee Avenue # 1, Nashville TN 37207
Owners name and address: Narayan and Paulette Krishnan, 424 Hillsborough St, Thousand Oaks CA 91361
Parcel number: 072 09 1C 001.00
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 Kristian Warren and Paulette Warren
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 - 844 Peerless 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: _____

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EXHIBIT A

Land in Davidson County, Tennessee, being known and designated as Unit No. 1 of Townhomes at 844, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 844, a Horizontal Property Regime, of record in Instrument number 20170329-0030499, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Paulette and Narayan Krishnan, as husband and wife in joint tenancy, by Warranty Deed from Griffin M. Russell, an unmarried woman, of record in Instrument No. 20211201-0158547, in the Register's Office for Davidson County, Tennessee, dated November 22, 2021, and recorded on December 1, 2021.

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.

Taxes and assessments for the year 2024 and subsequent years, not yet payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. sections 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walnut Grove Subdivision of Lot No. 5, Stull Tract, as recorded in in Plat Book 332, Page(s) 34.

Covenants, Conditions, and Restrictions as set forth in Restrictive Covenants recorded in Book 2271, Page 541.

Covenants, Conditions, and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160913-0096122.

This is improved property located at 844 Cherokee Avenue #1, Nashville TN 37207.