Karen Johnson Davidson County
Batch # 1097560 DEEDQC
02/02/2024 02:11:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240202-0007576

From information furnished by the parties:

This Instrument Prepared by:
Adam J. Berk, Esq.
Elder Law of Nashville PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

ADAM J. BERK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

Sworn to and subscribed before me
This 23rd day of January, 2024.

Phil R. Ghandhi, Affiant

Adam J. Berk, Notary Public
My Commission Expires: November 2, 2026

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Phil R. Ghandhi, Trustee Phil R. Ghandhi Living Trust 6133 Binns Lane Hermitage, TN 37076	SAME	074-16-0-A-071.00co

FOR NO MONETARY CONSIDERATION, I, **Phil R. Ghandhi**, by these presents do hereby quitclaim and convey unto the **Phil R. Ghandhi Living Trust**, dated January 23, 2024, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 71 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete accurate legal description thereof.

Being the same property conveyed to Phil R. Ghandhi by Special Warranty Deed dated July 15, 2022 by Parkhaven Communities LLC, a Tennessee limited liability company, of record in Instrument No. 20220718-0081877, Register's Office for Davidson County, Tennessee.

This improved property known as 6133 Binns Lane, Hermitage, TN 37076

Witness my hand this 23rd day of January, 2024.

Phil R. Ghandhi, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phil R. Ghandhi, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of ~~January, 2024~~.



Adam J. Berk, Notary Public
My Commission Expires: November 2,2026

[SEAL]