Karen Johnson
Batch # 1107294
03/04/2024 02:04:38 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240304-0014958

Prepared by and Returnable to:
Katie M. Zipper, Esq.
Zipper Law, PLLC
217 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Swaroop Shivarudraiah 5543 Prada Drive Brentwood, TN 37027	New Owner	181 10 E 25.00 CO
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Deepa Shivalingaiah v. Swaroop Shivarudraiah**, Williamson County Chancery Court, Case No. 23CV-52684. Accordingly, **Deepa Shivalingaiah**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Swaroop Shivarudraiah,** his heirs, successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 25, on the Plat of High Point, Phase 2, Section 1, of record as Instrument No. 20140117-0004783, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Swaroop Shivarudraiah and Deepa Shivalingaiah, Husband and Wife, as Joint Tenants, by Warranty Deed from Charles Wayne Mock, an unmarried individual, and James C. Bentley, an unmarried individual, dated February 26, 2016, and recorded on March 2, 2016, as Instrument No. 20160302-0019804, Register's Office for Davidson County, Tennessee.

This is improved property known as 5543 Prada Drive, Brentwood, Tennessee 37027. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of Feb, 2024.

Grantor:

DEEPA SHIVALINGAIAH

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DEEPA SHIVALINGAIAH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2024.

Lesa L Kupchik
NOTARY PUBLIC

My commission expires: 2-28-2026

LESA L. KUPCHIK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled **Deepa Shivalingaiah v. Swaroop Shivarudraiah**, Williamson County Chancery Court, Case No. 23CV-52684, and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this 23rd day of February, 2024.

Lesa L Kupchik
NOTARY PUBLIC

My Commission Expires: 2-28-2026

LESA L. KUPCHIK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY