Karen Johnson Davidson County
Batch# 1113120 DEEDQC
03/20/2024 03:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240320-0019368

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Ravi P. Mishra and Uma R. Srivastava, Co-Trustees Mishra-Srivastava Family Revocable Living Trust 1485 B Woodmont Blvd. Nashville, TN 37215	New Owner	117120N00200CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Ravi P. Mishra and Uma Srivastava, husband and wife** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Ravi P. Mishra and Uma R. Srivastava, Co-Trustees, Mishra-Srivastava Family Revocable Living Trust Agreement dated March 19, 2024** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Unit 2 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 1485 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150526-0048170 and amended in Instrument No. 20151009-0103196, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to **Ravi P. Mishra and Uma Srivastava, husband and wife**, by Warranty Deed dated February 25, 2022, from **Alan Rashaan Evans, an unmarried man**, recorded in Instrument No. 20220303-0024503, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1485 B Woodmont Blvd., Nashville, TN 37215.**

Uma Srivastava and **Uma R. Srivastava** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 19th day of March 2024.

Ravi P. Mishra

Uma Srivastava

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ravi P. Mishra**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of March 2024.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Uma Srivastava**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of March 2024.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 19th day of March 2024.

Notary Public

My Commission Expires: 01/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 19, 2024.

Affiant Signature

March 19, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of March 2024.

Notary's Signature

My Commission Expires: 9/23/24

Notary's Seal:

