QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1122123 DEEDQC
04/12/2024 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $259.00
20240412-0026043

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **- $70,000.00 - .**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON APRIL 10, 2024.

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

NOTARY PUBLIC
MY **COMMISSION EXPIRES:** 9/8/25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL**
Harsha Nashine 1705B Cass Street Nashville, TN 37208	**SAME**	081-07-1T-001.00 CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **SUNIT GULDAS**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **HARSHA NASHINE,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. B, as shown on the Declaration of Covenants, Conditions and Restrictions for 1705 Cass Street Homes, a horizontal property regime with private elements, which is of record in Instrument Number 20201222-152275, Register's office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Harsha Nashine and Sunit Guldas by Quitclaim Deed from Harsha Nashine dated November 18, 2021, recorded on November 24, 2021, of record in Instrument Number 20211124-0155973, Register's office for Davidson County, Tennessee; and also being the same property conveyed to Harhsa Nashine by Warranty Deed from Richard Harris, dated October 12, 2021, recorded on October 20, 2021, of record in Instrument Number 20211020-0140665, Register's office for Davidson County, Tennessee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Being also known as 1705B Cass Street, Nashville, TN 37208.

Grantor, by execution of this Quitclaim Deed, and Grantee, by acceptance of and/or filing of this Quitclaim Deed, hereby acknowledge that this Deed was prepared from information provided by the parties involved, and preparer makes no representation or warranty as to the state of title or the accuracy of the legal description herein, and that no title search or title insurance was requested or being provided.

[SIGNATURE(S) ON FOLLOWING PAGE]

[SIGNATURE PAGE OF THE QUITCLAIM DEED]

Witness my/our hand this the 10th day of April, 2024.

SUNIT GULDAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office the 10th day of April, 2024.+

Notary Public
My Commission Expires: 2/17/27

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on April 10th, 2024.

John Cobb Rochford

April 10th, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on April 10th, 2024.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025