This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1127745 DEEDQC
04/26/2024 10:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240426-0030339

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jayant Bagai **446 Beauchamp Circle** **Franklin, TN 37067**	**104-4-E-210.00**	**New Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAYANT BAGAI and KANIKA BAGAI, HUSBAND AND WIFE** ("Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **JAYANT BAGAI** ("Grantee"), his heirs, personal representatives, successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 210, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688, recorded at Instrument No. 20060817-0101760 and amended in Instrument No. 20090624-0058837, in the Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description. Parking space number 20 is included as an appurtenance to this unit. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to JAYANT BAGAI and KANIKA BAGAI, HUSBAND AND WIFE, by deed from BRIAN W. TOLBERT, MARRIED, of record in Instrument No. 20121227-0119261 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Master Deed of record in Instrument No. 20060807-0096688, re-recorded in Instrument No. 20060817-0101760, and amended in Instrument No. 20090624-0058837; Easement of record in Instrument No. 20060120-0007524; Stormwater Detention Agreement of record in Instrument No. 2006120-0007509; Application to Combine Parcels of record in Instrument No.

20060213-0017351; Reciprocal Easement of record in Instrument No. 20070926-0114981; and Inspection and Maintenance Agreement of record in Instrument No. 20071010-0120355, Register's Office for Davidson County, Tennessee.

This is improved property known as 1101 18th Avenue South, Unit # 210, Nashville, Davidson County, Tennessee 37212.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantors have caused this instrument to be dated and effective this 17th day of April, 2024.

GRANTORS:

JAYANT BAGAI

KANIKA BAGAI

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JAYANT BAGAI and KANIKA BAGAI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of April, 2024.

Notary Public

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/27/27

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 17th day of April, 2024.

NOTARY PUBLIC
My Commission Expires: 5/27/27

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NSH 2706137.1

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 17, 2024 (date of document).

Affiant Signature

4-24-24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of April, 2024.

Notary's Signature

My Commission Expires: 11-2-2026

