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# 1127757 DEEDQC
04/26/2024 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240426-0030354

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Kanika Bagai 446 Beauchamp Circle Franklin, TN 37067	**104-08-0R-015.00**	**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 **KANIKA BAGAI** ("Grantee"), her 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 15, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 19th and Wedgewood a Townhouse Planned Unit Development of record as Instrument No. 20190913-0093144 and Amendment in Instrument No. 202104160051507 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of property.

Being the same property conveyed to JAYANT BAGAI and KANIKA BAGAI, HUSBAND AND WIFE, by deed from GREMADA RE, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY, of record in Instrument No. 20210428-0056635 in the Register's Office of Davidson County, Tennessee.

Subject to: all matters shown on the Plan of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190819-0083079, in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of

record in Instrument Number 20190913-0093144, Register's Office for Davidson County, Tennessee.

This is improved property known as 1654 19th Avenue South, Unit 15, 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: 5/23/27

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: 5/23/27

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NSH 2706167.1

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

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY