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# 1127759 DEEDQC
04/26/2024 10:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240426-0030357

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jayant Bagai 446 Beauchamp Circle Franklin, TN 37067	**104-2-4B-126.00**	**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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 126 of Bristol West End, a Condominium Development, established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record in Instrument No. 20070503-0053313, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448 and Instrument No. 20180213-0014078, all recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAYANT BAGAI and KANIKA BAGAI, HUSBAND AND WIFE, by deed from LISA M. TABERS, MARRIED, of record in Instrument No. 20180904-0086877 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- Declaration of Restrictive Covenants of record in Instrument Number 20050105-0001970, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument Number 20040615-0070569, in the Register's Office for Davidson County, Tennessee.
- Easement for construction access of record as Instrument Number 20060320-0031877 and re-recorded in Instrument Number 20060405-0039176, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20050603-0062976, in the Register's Office for Davidson County, Tennessee.
- Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No. BL2000-476 of record in The Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 3000 Vanderbilt Place, Unit 126, 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 2706234.1

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