Karen Johnson
Batch # 1141440
06/03/2024 09:26:45 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240603-0040833

THIS INSTRUMENT PREPARED BY:
Daniel Hamilton, Esq.
3326 Aspen Grove Dr., Ste. 310
Franklin, TN 37067
(615) 567-7306
daniel@dkhamiltonlaw.com

This deed is prepared without benefit of title examination at the request of the Grantor and Grantee.

QUITCLAIM DEED

Know all men by these presents that **Shashi Agarwal, an unmarried person,** (the "Grantor"), for and in consideration of Ten Dollars ($10.00), does hereby quitclaim unto **Shashi Agarwal, Trustee of the Shashi Agarwal Living Trust dated May 29, 2024, and any amendments thereto,** (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit 294 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, to which Plan reference is hereby made for a more complete and accurate description thereof.

This real property being all of the property conveyed to the Grantor from Jayme Alan Rosenberger, unmarried, by warranty deed dated December 18, 2014, and recorded on December 19, 2014, at **Instrument No. 20141219-0116191,** in the Register's Office for Davidson County, Tennessee.

Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular.

WITNESS the Grantor's hand in Franklin, Williamson County, Tennessee, on this 29TH day of May, 2024.

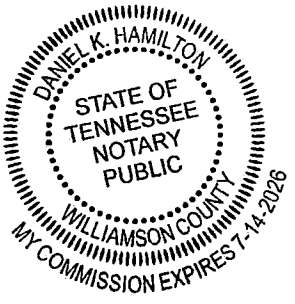
GRANTOR:

Shashi Agarwal

Shashi Agarwal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29TH day of May, 2024, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Shashi Agarwal, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.



NOTARY PUBLIC
My Commission Expires: _____

New Owner Name and Address: Shashi Agarwal, Trustee Shashi Agarwal Living Trust 8309 Rossi Rd. Brentwood, TN 37027	Mail Tax Notice to: Shashi Agarwal, Trustee Shashi Agarwal Living Trust 8309 Rossi Rd. Brentwood, TN 37027
Property Address: 8309 Rossi Rd. Brentwood, TN 37027	Parcel ID Number: 181-11-0C-046.00
This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi) as a transfer to a revocable trust. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).	