Karen Johnson Davidson County
Batch# 1157359 DEEDQC
07/12/2024 10:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240712-0052461

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ERIC@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

S.B. Krishnasarma
AFFIANT

Subscribed and sworn to before me on this day, July 12, 2024.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 27, 2026

New Owner Address:
Krishnasarma Family Trust
5626 Cottonport Drive
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
161 09 0A 124.00

QUITCLAIM DEED

Balasubramanian Krishnasarma and Sasikala Krishnasarma, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Krishnasarma Family Trust**, dated July 12, 2024 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 12, 2024**.

Balasubramanian Krishnasarma

Sasikala Krishnasarma

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Balasubramanian Krishnasarma and Sasikala Krishnasarma, husband and wife**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 12, 2024.

Notary Public

My Commission Expires: _____

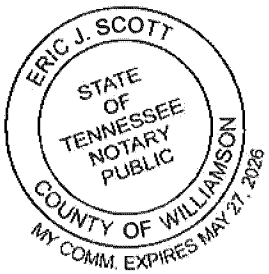


EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. F-14, as set forth on Exhibit "E" to the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080117-0005582, in the Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965, and corrected by Exhibit "A" to the Instrument of Correction of record as Instrument No. 20110520-0038914, in said Register's Office.

This conveyance is subject to:
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brighton Village Condominium of record in Instrument No. 20080117-0005582, as amended by instrument(s) of record in Instrument No. 20080808-0081965 and corrected in Instrument No. 20110520-0038914; also subject to easements, rights and interests 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 building thereon.

*Easement for Driveway, recorded in Book 7233, Page 438 and corrected in Book 7416, Page 47.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7520, Page 908.

*Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20061027-0133575 and Instrument No. 20071121-0136402.

13. Agreement regarding sewage soil absorption system as set forth in instrument recorded in Book 7230, Page 136 and Book 7230, Page 137.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061027 0133549 and Instrument No. 20071121-0136366.

*Property Modifications recorded in Instrument No. 20071128-0137905.
* Any and all existing easements and restrictions as shown of record not stated herein

Being the same property conveyed to Balasubramanian Krishnasarma and Sasikala Krishnasarma, husband and wife from Hunter J. Cole, an unmarried man, by deed of record in Instrument No. 20230718-0055219, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4847 Bevendean Drive, Unit 14, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 July 12, 2024.

Affiant Signature

7/12/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 12, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

