QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2024.

Notary Public

Commission Expires 12-05-2026

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON (Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1159673 DEEDQC
07/18/2024 03:04:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240718-0054334

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc. 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
Sanjay Kumar 5374 Bellflower Hills Hermitage, TN 37076	Silverton Mortgage 1201 Peachtree St. N.E. Atlanta, GA 30361	086-16-0A-128.00CO

FOR AND IN CONSIDERATION of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **SANJAY KUMAR., MARRIED MAN** (hereinafter called the "Grantor"), in order to establish a tenancy by the entireties with my wife, the Grantee herein, do hereby convey, remise, release and quitclaim unto my wife, **REASA IKRAM, A MARRIED WOMAN,** (hereinafter called the "Grantee), and her heirs, successors and assigns, a one-half (1/2) undivided interest as a tenant by the entireties with me in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Townhome Unit 128 of Tulip Hills, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of record in Instrument No. 20230321-0020307, Amended in Instrument No.20230426-0030534, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By-Laws of the Townhome Association.

Being the same property conveyed to Sanjay Kumar, a married man, from Beazer Homes, LLC. a Delaware limited liability Company of record in Instrument No. 202404001-0022246, Register's Office for Davidson County, Tennessee.

This conveyance is expressly subject to the lien of the Deed of Trust of record in Instrument No. 20240401-0022247, in Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is **IMPROVED** property, known as **5374 Bellflower Hills, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

86- QCD - add spouse

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of July 2024.

SANJAY KUMAR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named **SANJAY KUMAR** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 17th day of July, 2024.

Commission Expiration Date: 12-05-2026

Mary Gail Porter
Notary Public

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Anthony N. Greco, 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 the 17 day of July, 2024.

Anthony N. Greco, Affiant — 7-17-24 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 17 day of July, 2024

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027