RECORDING INFO	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 1182328 DEEDQC 09/17/2024 08:36:30 AM 4 pgs Fees: $23.00 Taxes: $1,313.50 20240917-0071731	The actual consideration for this transfer is $355,000.00. Affiant Sworn to and subscribed before me this 16th day of September, 2024. Notary Public My Commission Expires: 02/29/2028
PREPARED BY AND RETURN TO: Valerie Webb & Associates, PLLC 3037 Highway 31W P.O. Box 887 White House, TN 37188	LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for (i) the accuracy of the information contained herein or provided by the parties hereto or (ii) for any consequences or effects of this conveyance, including but not limited to the triggering of any "due-on-sale" clause or the violation of any covenant or obligation of any party hereto. The preparer has not offered or provided any tax advice, including, but not limited to, income or gift tax advice, to any party hereto regarding this conveyance, and the preparer has not filed and will not file any tax returns regarding the same.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Deborah K. Cole 3109 Oxford Street Nashville, TN 37216	New Owner(s)	07203039400

THIS QUITCLAIM DEED is made and effective as of the 12th day of September, 2024 (the "***Effective Date***"), by and between:

ERIN COLE SHYAMJI and VIMAL H. SHYAMJI, wife and husband (collectively, "***Grantor***"); and

DEBORAH K. COLE ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quitclaims to Grantee all of Grantor's interest in the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

> **Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 210, Inglewood Place of record in Plat at Instrument No. 20170526-0052887, revising Plat Instrument No. 20150702-0064385, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> **Being the same property conveyed to Erin Cole Shyamji and Vimal H. Shyamji, wife and husband, by Special Warranty Deed from Deborah Kaye Cole, dated June 8, 2018 and recorded June 14, 2018 in Instrument No. 20180614-0057088 in the Register's Office for Davidson County, Tennessee.**

This is improved property commonly known as 1305 McChesney Avenue, Nashville, TN 37216.

This conveyance is being made subject to (i) any applicable taxes; (ii) any applicable zoning and setback requirements; (iii) any applicable general utility, sewer, and drainage easements; (iv) any applicable subdivision and/or condominium declarations, covenants, restrictions, and easements; (iv) all matters of record; and (v) any other matters which may affect the Property, whether or not of record.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

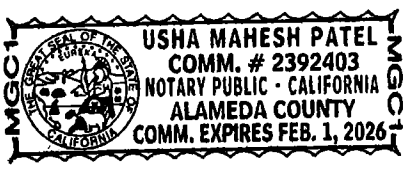
Vimal H. Shyamji

Erin Cole Shyamji

STATE OF CA)
COUNTY OF Santa Clara)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, ERIN COLE SHYAMJI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of September, 2024.



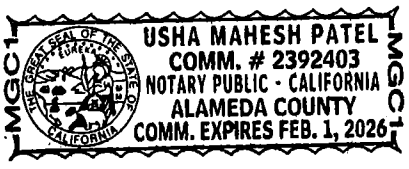
Usha m Patel
Notary Public

My Commission Expires: Feb 01, 2026

STATE OF CA)
COUNTY OF Santa Clara)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, VIMAL H. SHYAMJI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of September, 2024.



Usha m Patel
Notary Public

My Commission Expires: Feb 01, 2026

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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 September 12, 2024 (date of document).

Affiant Signature

Date: September 16, 2024

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 16th day of September, 2024.

Gillian B Kummer
Notary Public

My Commission Expires: September 23, 2026

GILLIAN BUCHANAN KUMMER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY