BOX #14

G#37365-2

QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1188311 DEEDQC
10/01/2024 10:48:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20241001-0075916

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Ritu Tirthani
Affiant

Subscribed and sworn to before me, this the 25th day of September, 2024.

Notary Public

My commission expires: 12/14/24
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Ritu Tirthani	**CMG Mortgage, Inc. dba CMG Home Loans**	**093 09 0 A 030 00 CO**
1510 Demonbreun St #706	**3160 Crow Canyon Road, Ste 400**	
Nashville, TN 37203	**San Ramon, CA 94583**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Rajesh Aggarwal, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Ritu Tirthani, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 706, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime established by Master Deed of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950, Instrument No. 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 20190404-0030780, Instrument No. 20200707-0073280, and Instrument No. 20200707-0073281, Register's Office for Davidson County, Tennessee, including

without limitation the By-Laws appended thereto. Reference is hereby made to the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

BEING all of the same property conveyed to Rajesh Aggarwal by Warranty Deed dated May 3, 2019, from James Efinger, a single man, of record in Instrument No. 20190503-0041794, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Rajesh Aggarwal and Ritu Tirthani, joint tenants with rights of survivorship, by Quitclaim Deed dated December 5, 2023, from Rajesh Aggarwal of record in Instrument No. 20231211-0095142, said Register's Office.

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

THE property conveyed herein is not now or ever has been the principal place of residence of the Grantor or his spouse.

This is improved property, known as: **1510 Demonbreun Street Apt 706, Nashville, TN 37203**.

Witness my/our hand(s) this 27 day of **August, 2024.**

Rajesh Aggarwal

Rajesh Aggarwal

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 **Rajesh Aggarwal,** 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 and official seal at Nashville (City), Tennessee (State), this 27 day of **August, 2024.**

Trent Dillard

Notary Public

My Commission Expires: 10/04/2027

TRENT DILLARD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY