Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 1193161 DEEDQC
10/14/2024 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241014-0079406

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Chandrakanta D. Nawathe, Trustee
2024 Pradip K. Mishra Irrevocable Trust
280 Deerwood Road
Clarksville, TN 37043

Send Tax Bills To:
New Owner

Map and Parcel No.
104 13 0A 062 00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Pradip K. Mishra**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Chandrakanta D. Nawathe, Trustee, 2024 Pradip K. Mishra Irrevocable Trust Agreement dated May 8, 2024** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 62 on the Plan of Richmeade Place, Section IV, of record in Book 5210, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to **Pradip K. Mishra**, by Quitclaim Deed dated May 8, 2024, from **Pradip Mishra and wife, Chandrakanta Nawathe**, recorded in Instrument No. 20240510-0034691, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **401 Bowling Ave., Unit 59, Nashville, TN.**

Pradip K. Mishra and **Pradip Mishra** are one and the same person.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 25 day of Sept. 2024

Pradip Mishra

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 **Pradip Mishra**, with whom I am personally acquainted, and who acknowledged, upon oath. that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of September 2024.

Notary Public

My Commission Expires:
05-09-2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0)

Affiant

Sworn to and subscribed to before me, this the 25th day of September 2024.

Notary Public

My Commission Expires:
05-09-2026

G. BRET FINCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2026

Certificate of Authenticity

I, **Russell T. Cook,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 25, 2024.

Affiant Signature

October 14, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14th day of October 2024.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028