Karen Johnson Davidson County
Batch # 1196391 DEEDQC
10/21/2024 03:44:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241021-0081813

This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Pick Up

New Owner:	Send Tax Bill:	Map/Parcel
Narayan Bharadwaj and Radha Krishnamoorthy, Trustees of the Naradha Family Trust dated June 28, 2024, and any amendments thereto 1015 Gatewick Court Franklin, TN 37067	NARAYAN BHARADWAJ 1015 GATEWICK CT FRANKLIN TN 37067	172 12 0D 424.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

R N Bharadwaj
AFFIANT

Sworn to and subscribed before me this 26th day of June 2024.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **NARAYAN BHARADWAJ** and **RADHA KRISHNAMOORTHY**, (Grantors), husband and wife, by these present do hereby quitclaim and convey unto **NARAYAN BHARADWAJ AND RADHA KRISHNAMOORTHY, TRUSTEES OF THE NARADHA FAMILY TRUST DATED JUNE 28, 2024, AND ANY AMENDMENTS THERETO,** (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. T-8 as shown on Exhibit B2 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Addition Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Narayan Bharadwaj and wife, Radha Krishnamoorthy, by deed from Christopher D. Ried and wife, Ashley Bonner Ried, F/K/A Ashley N. Bonner, of record in Instrument No. 20200220-0018797 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7235 Althorp Way, T-8, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust

WITNESS MY HAND this 28th day of JUNE, 2024.

By: NARAYAN BHARADWAJ
NARAYAN BHARADWAJ

By: _____
RADHA KRISHNAMOORTHY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Narayan Bharadwaj and Radha Krishnamoorthy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 28th day of June, 2024.

NOTARY PUBLIC
My Commission Expires: 3/19/2025

