Karen Johnson
Batch # 1199494
10/31/2024 11:40:39 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241031-0084366

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
Truist Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
Ashok Kolaskar, Trustee Rajyalakshmi Manda, Trustee The Kolaskar Community Property Trust 8300 Sawyer Brown Rd- Apt A308 Nashville, Tennessee 37221	Ashok Kolaskar, Trustee Rajyalakshmi Manda, Trustee The Kolaskar Community Property Trust 8300 Sawyer Brown Rd- Apt A308 Nashville, Tennessee 37221	114-11-0A-029.00 CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Ashok Kolaskar** and **Rajyalakshmi Manda** by these presents do hereby quitclaim and convey unto **The Kolaskar Community Property Trust, U/A Dtd. October 23, 2024,** all of their right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 7470 Charlotte Pike, Apt 4, Nashville, TN 37209.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS our hands this 23 day of October, 2024.

A. S. Kolaskar
Ashok Kolaskar

M. Rajyalakshmi
Rajyalakshmi Manda

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John M. McDonald, a Notary Public in and for said State and County, **Ashok Kolaskar** and **Rajyalakshmi Manda**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of October, 2024.

John M. McDonald
Notary Public

My Commission Expires: 7-6-26

JOHN M. MCDONALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

A. S. Kolaskar
Ashok Kolaskar

Subscribed and sworn to before me, this 23 day of October, 2024.

John M. McDonald
Notary Public

My Commission Expires: 7-6-26

JOHN M. MCDONALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee being Unit No. 4, on the Plan of West Hills Condominiums, a Horizontal Property Regime, created under Title 66,-Section 27-10 I, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20001212-0122257, Supplements and Amendments of record in Instrument No. 20020125-0010757, in Instrument No. 20020125-0010758, and in Instrument No. 20021021-0128687, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of WEST HILLS CONDOMINIUMS as shown on Exhibit "A" to the Master Deed, of record in Instrument No. 20040115-0006459, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed by Tammy L. Calhoun, unmarried by Warranty Deed to Ashok Kolaskar and Rajyalakshmi Manda, dated April 18, 2014, of record in Instrument No. 20140424-0034546, Register's Office for Davidson County, Tennessee.