Karen Johnson
Batch # 1199497
10/31/2024 11:44:05 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241031-0084370

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	58-10B-24 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 3313 Brome Lane, Nashville, Tennessee 37218.

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

WITNESS our hand this 23rd 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 by hand, at office, this 23rd day of October, 2024.

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 23rd day of October, 2024.

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

Land in Davidson County, Tennessee, being Lot No. 113 on the Final Subdivision Plat of Phase One, Carrington Place, as of record in Instrument No. 20070320-0033562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Julie R. Sowinski and Aaron Kelly by Warranty Deed to Ashok Kolaskar and Rajyalakshmi Manda, dated September 26, 2013, of record in Instrument No. 20130930-0102547, Register's Office for Davidson County, Tennessee.