Karen Johnson
Batch # 1199653
10/31/2024 02:53:49 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241031-0084583

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-012.00 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 112, Nashville, TN 37209.

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

WITNESS our hand this __ 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 23rd 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 23rd 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 112 of West Hills Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West Hills Condominiums of record in Instrument No. 20001212-0122257, Supplement of record in Instrument No. 20020125-0010757 and Supplement and Amendments of record in Instrument No. 20020125-0010758 and Supplement and Amendment of record in Instrument No. 20021021-0128687 and Instrument No. 20040115- 0006459, in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted as Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed by Natasha Rackauskas, an unmarried woman, by Warranty Deed to Askok Kolaskar and Rajyalakshmi Manda, dated July 31, 2018, of record in Instrument No. 20180806-0076897, in the Register's Office for Davidson County, Tennessee.