Karen Johnson Davidson County
Batch# 1202854 DEEDQC
11/08/2024 08:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241108-0087117

NEW OWNER:

Chandrakant Trivedi and
Jigishaben Chandrakant Trivedi, *et al*
725 Rachels Trail
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

Map & Parcel:
075-07-0-208.00

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **CHANDAKANT TRIVEDI and JIGISHABEN CHANDRAKANT TRIVEDI, husband and wife,** hereinafter called the Grantor, has quitclaimed to **CHANDRAKANT TRIVEDI and JIGISHABEN CHANDRAKANT TRIVEDI, husband and wife, and DILIPKUMAR S. TRIVEDI and KOKILABAHEN DILIPKUMA TRIVEDI, husband and wife, as joint tenants with rights of survivorship,** hereinafter called the Grantee, their heirs and/ or assigns, all of their interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33-A (erroneously noted as Lot No. 33 in prior deeds), as shown on the map entitled Zone Lot Division - Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 3, 39, 40, 41, 42, 43, 45, 46 & 48, Rachel's Square - Sec. Two, of record in Book 6250, page 540, amending Book 5200, page 623, and Book 6250, page 538, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Chandakant and Jigishaben Chandrakant Trivedi, husband and wife, by Warranty Deed from George L. Thomas, III and Dora P. Thomas, husband and wife, dated July 5, 2023, of record as Instrument 20230710-0052443, Register's Office for Davidson County, Tennessee.

Chandakant Trivedi and Chandrakant Trivedi being one and the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 725 Rachels Trail, Hermitage, Tennessee 37076.

WITNESS SIGNATURE(S) this 7 day of November, 2024.

CHANDAKANT TRIVEDI

JIGISHABEN CHANDRAKANT TRIVEDI

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CHANDAKANT TRIVEDI and JIGISHABEN CHANDRAKANT TRIVEDI, husband and wife,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 7 day of November, 2024.

Notary Public

My commission expires: TAYLOR CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires July 27, 2026 WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the _____ day of _____, 2024.

Notary Public

My commission expires: TAYLOR CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires July 27, 2026 WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/7/24.

Date

Celia Stewart Rouse

Affiant Signature

11/7/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 7th day of November, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

