THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2024-1481	*STATE OF TENNESSEE]* *COUNTY OF ~~WILLIAMSON~~ MADISON* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* S. Bhargava *Affiant* Sworn to and subscribed to before me this 4th day of Nov 2024. Rick Perry *Notary Public* *My commission expires:* 9-19-28 RICK PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MADISON
Name and Address of New Owner: Nivedita Prasanna 2610 Meharry Boulevard Nashville, TN 37208	
Send Tax Bills To: The Loan Store 6340 N Campbell Ave #100 Tucson, AZ 85718	
Street Address of Subject Property: 2610 Meharry Boulevard Nashville, TN, 37208	**Parcel ID:** 092-02-0N-001.00-CO

Karen Johnson Davidson County
Batch# 1203052 DEEDQC
11/08/2024 01:15:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241108-0087394

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nivedita Prasanna, a married woman**, hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Nivedita Prasanna and Bharghava Sarabu, husband and wife,** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, Townhomes at 2610 Meharry, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 2610 Meharry, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument Number 20220201-0011541, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nivedita Prasanna, a married woman from Brian George Nagy, a single man, by Warranty Deed of record in Instrument No. 202411080087392 Register's Office for Davidson County, Tennessee, dated November _____, 2024 and recorded on November 8, 2024.

WITNESS my hand this 4th day of November, 2024.

P. Nivedita

Grantor – Nivedita Prasanna

STATE OF TENNESSEE
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Nivedita Prasanna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

RICK PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

WITNESS my hand and seal at office, this 4th day of Nov., 2024.

Rick Perry

NOTARY PUBLIC
RICK PERRY

My commission expires: 9-19-28

True Copy Certification

I, Yvette Meldrum, 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 November 4, 2024

Signature
November 4, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 4, 2024

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Megan Crawford
Notary's Signature

My Commission Expires: 10-25-26