Karen Johnson
Batch # 1203181
11/12/2024 09:12:19 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241112-0087555

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	142050B00800CO

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, **Rajyalakshmi Manda** by these presents does hereby quitclaim and convey unto **The Kolaskar Community Property Trust, U/A Dtd. October 23, 2024,** all of her 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 8300 Sawyer Brown Road, Apartment A308, Nashville, Tennessee 37221.

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

WITNESS my hand this 23rd day of October, 2024.

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, **Rajyalakshmi Manda**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my 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, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Rajyalakshmi Manda

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, TENN.

EXHIBIT A

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

Land in Davidson County, Tennessee, being Unit No. A-308, together with the Carport designated No. A-308-C, in River Plantation, Section Three, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, Pages (s) 75 through 77, inclusive, Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed by Rita M. Rodgers, an unmarried woman by Warranty deed to Rajyalakshmi Manda of record in Instrument No. 20210125-0010861, Register's Office for Davidson County, Tennessee, dated January 22, 2021 and recorded on January 25, 2021.