This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1203526 DEEDQC
11/13/2024 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241113-0088204

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
EEB Trust	Same	105 13 0 284.00
935 S Douglas Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Errin Gulati ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of Grantor's rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Errin Gulati as Trustee of the EEB Trust, its successors and assigns. The real estate is land located in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Douglas Avenue Estates, as shown on plat of record in Instrument No. 20070911-0108985, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Errin Gulati, a single person, from Robert A. Weiss and Nicole L. Weiss, husband and wife, by Warranty Deed, instrument number 20220907-0100443 of record in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 12th day of November, 2024.

Affiant _____

Notary Public _____ My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

This is improved property known as 935 S Douglas Avenue, Nashville, TN 37204.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 12th day of November, 2024.

_____
Errin Gulati, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Errin Gulati, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that Grantor executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 12th day of November, 2024.

_____
Notary Public

My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, 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 12, 2024.

Date: 11/12/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on November 12, 2024.

Notary Public: J. D. Payne

My Commission Expires:

