Karen Johnson Davidson County
Batch# 1205652 DEEDQC
11/15/2024 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241115-0089263

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Amit Misra, Trustee, et al Amit Misra Trust 407B Saint Francis Avenue Nashville, TN 37205	same	104-01-4D-002.00-CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Amit Misra, an unmarried man (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Amit Misra, Trustee, and his successors in trust, of the Amit Misra Trust dated November 12, 2024 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 407B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Happy Cottages at 407 St Francis Ave, A Horizontal Property Regime with Private Elements of record as Instrument No. 20190404-0030790 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amit Misra by Warranty Deed from Matthew Ross McLaughlin and Ashley McLaughlin, husband and wife, of record in Instrument No. 20240603-0041110 Register's Office for Davidson County, Tennessee, dated May 30, 2024 and recorded on June 3, 2024.

The legal description is the same as the previous deed of record.

This is improved property known as 407B Saint Francis Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any

court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 12th day of November, 2024.

Amit Misra, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Amit Misra, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Andrea J Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Amit Misra, Affiant

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

Andrea J Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2025

CERTIFICATE OF AUTHENTICITY

I, Erica L. Martin, hereby make oath that I am 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.

Erica L. Martin

November 15, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Erica L. Martin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, on 15th day of November, 2024.

Notary Public

My Commission Expires: 01-28-2026

NICOLE J. CURLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01/28/2026