Karen Johnson Davidson County
Batch# 1207238 DEEDQC
11/20/2024 02:39:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20241120-0090594

Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

STATE OF California
COUNTY OF San Diego

JACOB CHRISTOPHER APODACA
Notary Public - California
San Diego County
Commission # 2477586
My Comm. Expires Dec 26,2027

The actual consideration, or value, whichever is greater, for this transfer is $ 0 .

Shailja Shah, Trustee
Affiant

Subscribed and sworn to before me this 23 day of October, 2024.

Jacob Christopher Apodaca
Notary Public
My commission expires: 12/26/2027

Address of New Owners:	Send Tax Bills to:	Tax Information:
Shreyans Parekh and Shailja Shah, Trustees	Owners	105-09-0U001.00-CO
926A Acklen Avenue		
Nashville, TN 37203		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Shailja Shah, married**, hereinafter referred to as Grantor, by these presents, quitclaims and conveys all of her right, title and interest to **Shreyans Parekh and Shailja Shah, Trustees of the Parekh-Shah Family Revocable Trust dated** Oct 23, **2024, and any amendments thereto.**, hereinafter referred to as the Grantees, in and to the following tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A of The Plan of 926 Acklen Avenue Townhomes, a horizontal property regime with private elements, as shown on Exhibit "B" of 926 Acklen Avenue Townhomes of record in Instrument No. 20140616-0052461, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shailja Shah, a single woman, by Warranty deed from George C. Birge and Kara L. Birge, husband and wife, of record in Instrument No. 20170928-0099332, Register's Office for Davidson County, Tennessee, dated September 25, 2017 and recorded on September 28, 2017.

Shreyans Parekh, spouse of the Grantor, hereby joins in this conveyance to convey any marital interest, if any, in the subject property.

This is improved property known as 926A Acklen Avenue, Nashville, Tennessee 37203.

Witness our hands this 23rd day of October, 2024.

Shailja Shah

Shreyans Parekh

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On October 23rd 2024 before me, Jacob Christopher Apodaca, a Notary Public, personally appeared Shreyans Parekh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JACOB CHRISTOPHER APODACA
Notary Public - California
San Diego County
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THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

CERTIFICATE OF AUTHENTICITY

I, Helen Tluscik, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document, tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on October 23, 2024.

Helen Tluscik, Administrative Assistant

Date: 11-18-2024

STATE OF KANSAS)
) ss:
COUNTY OF JOHNSON)

On November 18, 2024, personally appeared before me, Sarah K. Hazelitt, a Notary Public for this county and state, Paralegal, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

SARAH K. HAZELITT
Notary Public
State of Kansas
My Appointment Expires Feb. 25, '28

Notary's Seal

Sarah K. Hazelitt, Notary Public

My commission expires: 2-25-2028