Karen Johnson Davidson County
Batch# 1208743 DEEDQC
11/27/2024 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241127-0092738

# QUITCLAIM DEED

Note: This instrument is prepared based upon information provided by the parties. No title search was performed in preparation of this Quitclaim Deed. The preparer makes no representation as to the status of title.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF November, 2024.

NOTARY PUBLIC

My Commission Expires: 9.28.2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
J. Walker Lewis
ORTALE KELLEY, Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Vidwath Kashyap<br>Sarbani Miatra<br>3320 Hillsboro Pike<br>Nashville, TN 37215 | Vidwath Kashyap<br>Sarbani Miatra<br>16320 Alexander Ave.<br>Monte Sereno, CA 95030 | 117-7-H-16.00 |

**FOR A CONSIDERATION,** the receipt and sufficiency of which is hereby acknowledged, **Vidwath Kashyap and Sarbani Maitra, husband and wife, as Joint Tenants with Right of Survivorship, and Shikha Maitra, a widow, ("Grantors")**, by these presents, quitclaims, grants, and conveys unto **Vidwath Kashyap and Sarbani Maitra, husband and wife, as Joint Tenants with Right of Survivorship ("Grantees")**, their heirs and assigns, any and all her right, title, and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3320 on the Plan of Roderick Square, of Record in Plat Book 6250, Page 928, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, U Horizontal Property Regime established by Master Deed of Record in Book 6857, Page 385, said Register's Office.

Being the same premises conveyed by Quitclaim Deed recorded in Davidson County as Instrument Number: 20200109-0003166.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantors recorded in the Register's Office for Davidson County, Tennessee in Deed recorded in Instrument Number: 20140701-0057666 and Warranty Deed Instrument Number: 20190204-0010305 on February 4, 2019.

FOR INFORMATION PURPOSES ONLY
Property Address: 3320 Hillsboro Pike, Nashville, TN 37215

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** the Grantor has hereunto set his hand on this the 20th day of NOVEMBER, 2024.

**Vidwath Kashyap**

**Shikha Maitra**

**Sarbani Maitra**

**STATE OF CALIFORNIA**

**COUNTY OF SANTA CLARA**

On this 20th day of NOVEMBER, 2024, before me personally appeared **Vidwath Kashyap, Sarbani Maitra and Shikha Maitra,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

My commission expires: 01.23.2026

JUAN CAMADER CORRALES
Notary Public - California
Santa Clara County
Commission # 2388379
My Comm. Expires Jan 23, 2026

This is a tax-exempt transfer of appreciated
Property as provided in TCA Code 67-4-409(a)(1)(C).

## Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 20 2024. (Date of document)

Affiant Signature

November 26, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 26th day of November, 2024.

Notary's Signature

My Commission Expires: 4-19-2025

(*SEAL*)

ABBIE N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY