Karen Johnson Davidson County
Batch # 1221715 DEEDQC
12/30/2024 02:12:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241230-0101153

PREPARED BY (AND RETURN TO):
IVEY TITLE, LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
Dav. Co. Box 8
File: gpm/cwi

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hasmukh B. Shyamji Chandan H. Shyamji 1141 Cleveland Hall Boulevard Old Hickory, TN 37138	Hasmukh B. Shyamji Chandan H. Shyamji 1141 Cleveland Hall Boulevard Old Hickory, TN 37138

TAX MAP-PARCEL NUMBERS 64-5-80

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in order establish that he never intended to own an interest in the property, the undersigned **Vimal H. Shyamji**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **Hasmukh B. Shyamji and spouse, Chandan H. Shyamji**, hereinafter called the **Grantee**, Grantee's heirs and assigns, all right title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Phase One, Cleveland Hall Subdivision, of record in Plat Book 11700, page 51, as corrected in Inst. No. 199912090301348, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Hasmukh B. Shyamji and spouse, Chandan H. Shyamji, a one-half undivided interest as tenants by the entirety, and to Vimal H. Shyamji, a one-half undivided interest, by Warranty Deed from Danny W. Adams and wife, Carol L. Adams, dated February 14, 2003 and recorded on February 18, 2003, of record in Inst. No. 20030218-0020946, Register's Office for Davidson County, Tennessee.

This property was never used as Grantor's primary residence.

Description Reference: The description is the same as that used in the prior conveyance.

This is improved property known as: 1141 Cleveland Hall Boulevard, Old Hickory, TN 37138.

WITNESS THE EXECUTION HEREOF on the date set forth in the notary acknowledgment.

Vimal H. Shyamji

State of Tennessee
County of Davidson

On December 26, 2024, before me the undersigned authority, personally appeared **Vimal H. Shyamji,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Affiant

Sworn and subscribed before me on this 26th day of December, 2024.

Notary Public

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028