THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd., Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. **STATE OF TENNESSEE** **COUNTY OF DAVIDSON** **The actual consideration or true value, whichever is greater for this transfer is** **$** 0 , **Affiant** **Subscribed and sworn before me this the** 31 **Day of** December, 20 24. , **Deputy Register**

QUITCLAIM DEED

Address New Owner: Duangtip Gupta, Nirant Gupta, Emilie Fisher-Gupta 909 B Halcyon Avenue Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 118-01-4X-002.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Nirant Gupta, married and Duangtip Gupta, unmarried, as joint tenants with right of survivorship,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Duangtip Gupta, unmarried and Nirant Gupta and Emilie Fisher-Gupta, husband and wife, as joint tenants with right of survivorship,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for Halcyon Estate Townhome Association, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20170721-0074145 and amended in Instrument No. 20190307-0020870, Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Nirant Gupta, unmarried and Duangtip Gupta, unmarried, as joint tenants with right of survivorship from Southern Plantation Investments, LLC, a Tennessee limited liability company by Warranty Deed recorded on March 22nd, 2019 in Instrument No. 20190322-0026019, Register's Office of Davidson County, Tennessee.

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.

[Signature Page to Follow]

Karen Johnson Davidson County
Batch # 1221926 DEEDQC
12/31/2024 10:31:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20241231-0101426

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of December 2024.

Duangtip Gupta

Nirant Gupta

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named, **Duangtip Gupta and Nirant Gupta**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of Dec 2024.

JOSEPH MCWHORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/4/27