This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1222432 DEEDQC
01/02/2025 10:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250102-0000135

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Chandra Community Property Trust 2300 Sterling Rd. Nashville, TN 37215	Same	117-06-0-014.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Rakesh K. Chandra and Karyn Chandra, husband and wife("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Rakesh K. and Karyn Chandra, as Trustees of the Chandra Community Property Trust and its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8, Block 9, on the plan of A Development of Stokes Tract, as shown on plat of record in Plan Book 974, Page 24, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 9 front 100 feet on the southerly side of Sterling Road and runs back 244.3 feet on the westerly line and 245 feet on the easterly line, with the westerly margin of 23rd Avenue, South, to a dead line, measuring 100 feet thereon.
>
> Being the same property conveyed to Rakesh K. Chandra and Karyn Chandra, husband and wife, from Fraser Schaufele and Allison Schaufele, husband and wife, by Warranty Deed of record in Instrument No. 20140521-0043878, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

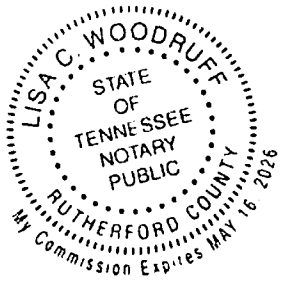
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 20th day of December, 2024.

Affiant _____

Notary Public _____ My Commission Expires:



This is improved property known as 2300 Sterling Rd., Nashville, TN 37215.

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THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 20th day of December, 2024.

_____

Rakesh K. Chandra, Grantor

_____

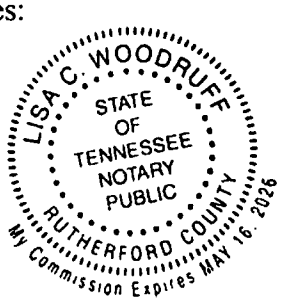
Karyn Chandra, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rakesh K. Chandra and Karyn Chandra, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of December, 2024.

_____ My Commission Expires:
Notary Public



Certificate of Authenticity

I, Sarah Arick, 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 December 19, 2024.

Date: 12/23/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on December 23, 2024.

Notary Public: Brandon Boyd

My Commission Expires:

BRANDON BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 07, 2027