Karen Johnson
Batch # 1223186
01/06/2025 08:21 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250106-0000798

This Instrument Prepared By:
Morgan Smith, Attorney
1222 16th Ave S, Suite 23
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 27 day of December 2024.

NOTARY PUBLIC

My Commission Expires: 4/7/26

ADDRESS OF NEW OWNER:
Arpita Sarkar
1752 Haleys Hope Court
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

Map/Parcel
114-07-0B-184.00-CO

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Avi Das of the County of Davidson and State of Tennessee for and in consideration of the Marital Dissolution Agreement between the parties, does hereby bargain, sell, release, remise, quit claim, and convey unto Arpita Sarkar all his right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Section Seven, Addition to Westchase RS20 Cluster 4 Lot P.U.D. of record in Plat at Instrument No. 20051202-0144886 as corrected in Instrument No. 20070627-0076862 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew W. Little, a single man by Warranty deed from Dalamar Homes LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130919-0098805 Register's Office for Davidson County, Tennessee, dated September 19, 2013 and recorded on September 16, 2013

Also being the same property conveyed to Avi Das and Arpita Sarkar, husband and wife, by warranty deed recorded on July 1, 2019, as Instrument No.

20190701-0063353 in the Register's Office of Davidson County, Tennessee.

The above-described property is improved property known as: **1752 Haleys Hope Court, Nashville, Tennessee 37209.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This Instrument was prepared with information by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 27 day of December A.D., 2024.

AVI DAS

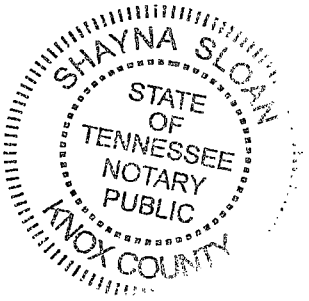
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Avi Das, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained, as signed on page 1 of this Quit Claim Deed.

Witness my hand and seal, this 27 day of December, 2024.

NOTARY PUBLIC

My commission expires: 4/7/26
Ward-Block-Parcel No.: 114-07-0B-184.00-CO
Property Known as: 1752 Haleys Hope Ct., Nashville, Tennessee 37209
Mail Tax Notice to: 1752 Haleys Hope Ct., Nashville, Tennessee 37209
New Owner: Arpita Sarkar



I, or we, hereby swear or affirm to the best of affiant's knowledge, information and belief, this transfer is pursuant to Final Decree of Divorce entered in Davidson County Circuit Case Number 22D314 and is therefore exempt under TCA § 67-4-409(a)(3)(E).

AVI DAS, AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SWORN TO AND SUBSCRIBED before me this 27 day of December, 2024

NOTARY PUBLIC

My commission expires: 4/7/26

SHAYNA SLOAN
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY