Record and Return Mail To:
This Instrument Prepared By.
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1224256 DEEDQC
01/07/2025 04:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250107-0001466

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Hari Om Trust 2304 Sunset Place Nashville, TN 37212	New Owner	10415023100

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Jagdish Shyam Nachnani and Deepti Gopichand Bulchandani, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Hari Om Trust dated January 6, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Lots on Linden & West Linden being part of F. J. & W. D. Fuller Property of record in Book 1130, page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 50.3 feet on the northerly side of Sunset, formerly Linden Place and runs back 170 feet on the easterly line and 177.2 feet on the westerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to **Jagdish Shyam Nachnani and Deepti Gopichand Bulchandani, husband and wife**, by Warranty Deed dated December 21, 2018, from **Jonathan A. Holt and Mia A. Levy, husband and wife**, recorded in Instrument No. 20181227-0125679, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **2304 Sunset Place, Nashville, TN 37212.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 6th day of January 2025.

Jagdish Shyam Nachnani

Deepti Gopichand Bulchandani

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jagdish Shyam Nachnani**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January 2025.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Deepti Gopichand Bulchandani**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January 2025.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

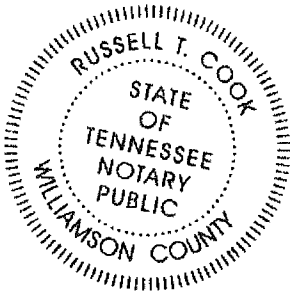
The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 6th day of January 2025.

Notary Public

My Commission Expires:
8/10/27



Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 6, 2025.

Affiant Signature

January 6, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of January 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

