Karen Johnson
Batch # 1229446
01/23/2025 08 18 05 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250123-0005134

THIS INSTRUMENT PREPARED BY
Mark Lineberry
Attorney at Law
P O Box 2155
Mount Juliet, TN 37121

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
The Shimpi Family Trust 2804A White Oak Dr Nashville, TN 37215	New owner	Parcel ID 109 04 0A 045 00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10 00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Abhijit Shimpi and wife, Ozma A Khan (the "Grantors"), by these presents do quitclaim, transfer and convey unto The Shimpi Family Trust, dated January 17, 2025, Abhijit A Shimpi and Ozma Atta Khan, Trustors and/or Trustees, (the "Grantee"), its successors, and assigns, all of their interest in a certain tract or parcel of Land in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Towering Oaks Phase One of record in Instrument No 20071127-0137704, Register's Office for Davison County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This being the same property conveyed to Abhijit Shimpi and wife, Ozma A Khan, by Warranty deed from Corey Hawkins and Carrie Hawkins, husband and wife, of record as Instrument No 20210329-0040595, in the office of the Register of Deeds, Davison County, Tennessee

Said Property is improved property known as 2204 Chance Drive, Hermitage, TN 37076

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 This instrument was prepared based on information furnished by the parties The preparer makes no representations or warranties as to the accuracy thereof of the status of the title to the property described herein Said property is conveyed subject to such limitations, restrictions, and encumbrances of record as may affect the premises

IN WITNESS WHEREOF, the undersigned have hereunto subscribed their names on this 17 day of January, 2025

X _____
Abhijit Shimpi

Y _____
Ozma A Khan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Abhijit Shimpi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the within named bargainor, and acknowledged that he executed the foregoing instrument for the purpose therein contained

WITNESS my hand and official seal on this 17 day of JANUARY 2025

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires 9-7-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ozma A Khan , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the within named bargainor, and acknowledged that she executed the foregoing instrument for the purpose therein contained

WITNESS my hand and official seal on this 17 day of JANUARY 2025

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires 9-7-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0 00

X
AFFIANT

Subscribed and sworn to before me this 17 day of JANUARY 2025

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires 9-7-26