Karen Johnson Davidson County
Batch # 1229446 DEEDQC
01/23/2025 08 18 05 AM 2 pgs
Fees $12 00 Taxes $0 00
20250123-0005136

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 109-04-0-A03-20-0CO

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, Ozma A. Khan and husband, Abhijit Shimpi, (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 56, on the Plan of Record for Final Plat for Cluster Lot Subdivision, 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 Ozma A Khan and husband, Abhijit A Shimpi, by Warranty deed from Michael L. Hoskins and spouse, Kyle W Tate, of record as Instrument No. 20151001-0099794, in the office of the Register of Deeds, Davison County, Tennessee

Said Property is improved property known as 2045 Towering Oaks 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

x _____
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