Karen Johnson Davidson County
Batch# 1232447 DEEDQC
01/31/2025 08:39:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250131-0007313

This Instrument is Prepared By:
Andrew J. Triplett, Esq. #040697
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Muneer Husain Chowdhury and Tanuja Anjuman Chowdhury Trustees of the Chowdhury Family Revocable Living Trust 1424 W. Running Brook Road, Nashville, TN 37209	**SAME**	**114-15-1B-058.00CO**

THIS INSTRUMENT, made and entered into this 30 day of January 2025, by and between **Muneer Chowdhury and Tanuja Chowdhury, husband and wife,** *("Grantors")*, and **Muneer Husain Chowdhury and Tanuja Anjuman Chowdhury, Trustees of the Chowdhury Family Revocable Living Trust,** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **MUNEER CHOWDHURY AND TANUJA CHOWDHURY, HUSBAND AND WIFE,** Grantors, convey and quitclaim all of their interest and all of their rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

> Land in Davidson County, Tennessee being Townhome Lot 58 Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et seq. by Declaration of Covenants, Conditions, and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, amended in Instrument No. 20220314-0029617 and Instrument No. 20221212-0128620, and Instrument No. 20230426-0030536, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which

reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By-Laws of the Townhome Association.

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the above-referenced Declaration, and the referenced Plat.

Tract 2
TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Muneer Chowdhury and Tanuja Chowdhury, husband and wife, from Beazer Homes, LLC, a Delaware Limited Liability Company, by Warranty Deed dated September 27, 2023, and recorded September 27, 2023, of record in Instrument Number 20230927-0075979, Register's Office for Davidson County, Tennessee.

This is improved property known as **615 Old Hickory Boulevard, #642, Nashville, Tennessee 37209.**

And now, **MUNEER CHOWDHURY AND TANUJA CHOWDHURY, HUSBAND AND WIFE,** for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim, and convey *all of* their property interest into **MUNEER HUSAIN CHOWDHURY AND TANUJA ANJUMAN CHOWDHURY, TRUSTEES OF THE CHOWDHURY FAMILY REVOCABLE LIVING TRUST.** The same property hereinabove described and set forth, to which

reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantors, **MUNEER CHOWDHURY AND TANUJA CHOWDHURY, HUSBAND AND WIFE**, have hereunto set their hands on this the 30 day of January 2025.

(Signature Page to Follow)

MUNEER CHOWDHURY, ***Grantor***

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally, appeared before me, Abigail Grant, a Notary Public in and for said County and State, the within named **MUNEER CHOWDHURY,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 30th day of January 2025.

Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

TANUJA CHOWDHURY, ***Grantor***

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally, appeared before me, Abigail Grant, a Notary Public in and for said County and State, the within named **TANUJA CHOWDHURY,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 30th day of January 2025.

Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **THE CHOWDHURY FAMILY REVOCABLE LIVING TRUST, G*rantee***

Muneer Husain Chowdhury, TRUSTEE

BY: MUNEER HUSAIN CHOWDHURY, *Trustee*

WITNESS my hand and official seal at Hendersonville, Tennessee this 30 day of January 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant

Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **THE CHOWDHURY FAMILY REVOCABLE LIVING TRUST, G*rantee***

Tanuja A. Chowdhury, Trustee

BY: TANUJA ANJUMAN CHOWDHURY, *Trustee*

WITNESS my hand and official seal at Hendersonville, Tennessee this 30 day of January 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant

Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 1/30/2025 (date of document).

Affiant Signature

1/30/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/2/27

NOTARY'S SEAL

ASHLEY HUMBERT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY