Karen Johnson Davidson County
Batch# 1232448 DEEDQC
01/31/2025 08:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250131-0007314

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**	**114-07-0B-143.00**

THIS INSTRUMENT, made and entered into this 30 day of January 2025, by and between **Muneer H. Chowdhury and Tanuja A. 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 H. CHOWDHURY AND TANUJA A. 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 Lot No. 25 on the Plan of Section Six, Addition to Westchase, of record in Instrument Number 20050617-0069470, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Muneer H. Chowdhury and Tanuja A. Chowdhury, husband and wife, from David G. Cannon and Angela C. Cannon, by Warranty Deed dated May 16, 2013, and recorded May 20, 2013, of record in

Instrument Number 20130520-0050879, Register's Office for Davidson County, Tennessee.

This is improved property known as **1424 West Running Brook Road, Nashville, Tennessee 37209.**

And now, **MUNEER H. CHOWDHURY AND TANUJA A. 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 H. CHOWDHURY AND TANUJA A. CHOWDHURY, HUSBAND AND WIFE,** have hereunto set their hands on this the 30 day of January 2025.

(Signature Page to Follow)

MUNEER H. 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 H. 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
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

TANUJA A. 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 A. 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
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

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, *Grantee***

Muneer Husain Chowdhury, TRUSTEE

BY: MUNEER HUSAIN CHOWDHURY, *Trustee*

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

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

Abbie 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, *Grantee***

Tanuja A. Chowdhury, Trustee

BY: TANUJA ANJUMAN CHOWDHURY, *Trustee*

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

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

Abbie 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