Karen Johnson
Batch # 1241758
02/27/2025 09 38 09 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250227-0014501

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:
Kevin Kumar Persaud
2130 River Overlook Drive
Hermitage, TN 37076

Send Tax Bill to:
New Owner(s)

Parcel Number:
097020A41900CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Devindra Persaud, now married,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Kevin Kumar Persaud,** the **Grantee** herein, his successors and assigns, all of his right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 419 on the final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin Kumar Persaud and Devindra Persaud, both unmarried, by Warranty Deed from Steven Blake Amos and Macy Amos, husband and wife, dated August 16, 2019 and recorded on August 19, 2019, in Instrument No. 20190819-0082514 Register's Office for Davidson County, Tennessee. Grantor warrants that they have never lived in the subject property as a married person and that the property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is real property known as: 2130 River Overlook Drive, Hermitage, TN 37076.

[signature and notary section to follow]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 21 day of February, 2025.

Devindra Persaud

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Devindra Persaud,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 21 day of February 2025.

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 21 day of February, 2025.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028