PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORD'S OFFICE.



STATE OF TENNESEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 1 00

Affiants Rakesh S Sawarkar and Mayuir Sawarkar Rakesh S Sawarkar and Mayuri Sawarkar Mayuri RS..

Subscribed and sworn before me this the 22nd day of February 20 25

Betty Butler
Notary Public

My commission expires 1-24-2028

This instrument was prepared by.
Name: Shauna Dixon Esq
Address 40 Burton Hills Blvd.,
Suite 200, Nashville, TN 37215
Lyda Law Firm
Lydagroup com

Karen Johnson Davidson County
Batch # 1244294 DEEDQC
03/07/2025 11 50 17 AM 3 pgs
Fees $17 00 Taxes $0 00

20250307-0017348

After recording, mail document RSS Mayuri
Name· Rakesh S Sawarkar and Mayuir Sawarkar (Grantor/Grantee)
Address 1765 Haley's Hope Court Nashville, Tennessee 37209
And tax statements to: (If Mortgage)
New Home
1765 Haleys Hope ct.
Nashville, TN 37209

QUITCLAIM DEED RSS. Mayuri

This Quitclaim Deed (the "Deed") is made effective 2.22.25 (the "Effective Date") between the following Grantors (the "Grantors) Rakesh S Sawarkar and Mayuir Sawarkar, a married couple who's mailing address is 1765 Haley's Hope Court Nashville, Tennessee 37209 and Living Trust as the Grantee (the "Grantee") *THE JOINT REVOCABLE LIVING TRUST OF Rakesh S Sawarkar and Mayuri R Sawarkar dated* 2-22-25 RSS Mayuri..

WITNESSETH, That the Grantors, for and in consideration of the sum of $1.00 (United States Dollars) and other good valuable consideration, to it in hand paid by Grantees, the receipt whereof us hereby acknowledged, does hereby quitclaim, convey and release unto Grantees all interest Grantors has, if any, in the real property (the "Property") located in DAVIDSON County, Tennessee, and more particularly described as the following.

Mailing Address

615 Old Hickory Blvd, Unit 716

Map- Parcel Numbers

114-15-1B-095 00CO

Legal Description

TRACT 1
Land in Davidson County, Tennessee, being Townhomes Lot 95 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 #20211105-0148324, Amended in Instrument #20220314-0029617 in the Register's Office for Davidson County, Tennessee, together with such rights and intertest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhomes as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and By-Laws of the Townhome Association

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument # 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the above -reference Declaration, and the reference 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 # 20201211-0145290, in Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easements 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 instrument # 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 part of the same property conveyed to Rakesh S Sawarkar and Mayuri Sawarkar, a married couple by warranty deed from Beazer Homes, LLC, a Delaware Limited Liability company recorded in Instrument # 20220816-0092630 in the Register's Office of Davidson County, Tennessee

BEING the part of the same property conveyed to Beazer Homes, LLC, a Delaware Limited Liability by deed form Seaside Fla, LLC, a Florida Limited Liability company of record in Instrument # 2022014-0006286, Register's Office of Davidson County, Tennessee.

THIS CONVERYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLCIABLE RECORD PLAN, ALL APPICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF

RECORD, AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD NOT BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVY OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.

This is improved property known as 615 Old Hickory Blvd, Unit 716, Nashville, TN 37209

Transfer Tax

Grantors declare that the transfer is EXEMPT from any documentary transfer of taxes

EXECUTED this 22nd day of February, 20 25.

Grantor/ Grantee:
Rakesh S Sawarkar

Grantor/ Grantee:
Mayur Sawarkar
RS. Mayuri

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Tennessee

COUNTY OF Davidson

RS. Mayuri

On this day, personally appeared before me, Rakesh S Sawarkar and Mayur Sawarkar known to be the persons described in and who executed the within instrument and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned

Witness my hand and official seal hereto affixed on this 22nd day of February 20 25

BETTY BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary's Public Signature
(Date) 2-22-25
My Commission Expires 1-24-28