Karen Johnson
Batch # 1245613
03/11/2025 08 12 02 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250311-0018097

THIS DOCUMENT PREPARED BY **BRIAN S. SHELTON** Cartei Shelton Jones, PLC 2021 Richaid Jones Road, Suite 240 Nashville, Tennessee 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE Affiant Subscribed and sworn to before me, this 5th day of March, 2025 Notary Public My Commission Expires June 20, 2027

KATIE CESERETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of new owners	Send Tax Bills to	Map-Parcel Numbers
Sharma Family Trust dated March 5, 2025 934 11th Avenue North Nashville, TN 37208	SAME	081-16-0-696.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **Saras Sharma and wife, Nilam Patel, as tenants by the entirety**, hereinafter called the Grantors, have quitclaimed, and by these presents do transfer, convey, release and quitclaim unto the **Sharma Family Trust dated March 5, 2025**, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantors' right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference

A new legal description was not prepared for this transaction The legal description is the same as the previous instruments of record

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian S Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

WITNESS my hand this 5th day of March, 2025

Saras Sharma

Nilam Patel

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SARAS SHARMA AND NILAM PATEL, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 5th day of March, 2025

Notary Public

My Commission Expires 1/14/2026

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the South 32 feet of the North 34 feet of Lot No. 39 on the Plan of Plan of C.M. Holt's Addition of record in Plat Book 21, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 39 fronts 32 feet on the Easterly side of 11th Avenue North, formerly Cumberland Street, and runs back between parallel lines 138 feet, more or less, too an alley.

Being the same property conveyed to Saras Sharma and wife, Nilam Patel, by deed of record as Instrument Number 20250311-0018096, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as 934 11th Avenue North, Nashville, TN 37208