Karen Johnson
Batch # 1254018
03/31/2025 10 08 31 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250331-0023926

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is. $-0-.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2025

Notary Public

My Commission Expires

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 6TH, 2025

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Tax Information:
Urvashi Lal 2140 15th Ave. N Nashville, TN 37208	New Owner	081 03 0R 002 00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Urvashi Lal, an unmarried person,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Urvashi Lal and Vijay Laxmi Lal, as joint tenants with rights of survivorship,** (hereinafter referred to as the "Grantee") their heirs and assigns, all of her interest in the following land.

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2138 15th Avenue North, a Horizontal Property Regime with Private Elements of record As Instrument No. 20160720-0074679 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed by Warranty Deed to Urvashi Lal from Bryan Harper, a single man recorded on May 30th, 2023 in Instrument No. 20230530-0040597, Register's Office of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March 2025.

Urvashi Lal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named, **Urvashi Lal**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 28th day of March 2025

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires. _____