Karen Johnson Davidson County
Batch # 1260177 DEEDQC
04/15/2025 11:08:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250415-0028614

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street
Suite 710
Nashville, TN 37219
jmcdonald@ejrlaw.com

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
The Ramila V. Shah Qualified Personal Residence Trust 3705 Cobble Street Nashville, Tennessee 37211	Same.	172 15 0A 146.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ramila V. Shah**, by these presents does hereby quitclaim and convey unto **The Ramila V. Shah Qualified Personal Residence Trust, U/A Dtd. April 10, 2025**, all of her right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 3705 Cobble Street, Nashville, Tennessee 37211.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 10th day of April, 2025.

Ramila Shah
RAMILA V. SHAH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John M. McDonald, a Notary Public in and for said County, **Ramila V. Shah**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2025.

John M. McDonald
Notary Public

JOHN M. MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-26-2026

My Commission Expires: 7-26-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Ramila Shah
RAMILA V. SHAH

Subscribed and sworn to before me, this 10th day of April, 2025.

John M. McDonald
Notary Public

JOHN M. MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-26-2026

My Commission Expires: 7-26-26

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson, Tennessee, being Lot No. 173 on the Plan of Holt Woods, Section Nine, of record in Plat Book 9700, Page 164, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vinod J. Shah and Ramila V. Shah, husband and wife, by Warranty Deed from Yazdian Construction, Inc., of record in Book 10276, Page 715, Register's Office for Davidson County, Tennessee, Vinod J. Shah having predeceased Ramila V. Shah, and the property having passed by operation of tenancy by the entirety.