Karen Johnson Davidson County
Batch# 1262080 DEEDQC
04/21/2025 07:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250421-0029650

QUITCLAIM DEED

Note: This instrument is prepared based upon information provided by the parties. No title search was performed in preparation of this Quitclaim Deed. The preparer makes no representation as to the status of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF April, 2025.

NOTARY PUBLIC

My Commission Expires: 11-5-25

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

THIS INSTRUMENT WAS PREPARED BY:
J. Walker Lewis
Ortale Kelley Law Firm, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jaganath Pooswamy Sri Janani Jaganathan 611 Castle Road Mt. Juliet, TN 37122	Jaganath Pooswamy Sri Janani Jaganathan 611 Castle Road Mt. Juliet, TN 37122	135-10-0E-008.00-CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **JAGANATH POOSWAMY, a married man, ("Grantor"),** by these presents, quitclaims, grants, and conveys unto **JAGANATH POOSWAMY and SRI JANANI JAGANATHAN, husband and wife, ("Grantees"),** their heirs and assigns, any and all her right, title, and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 8 Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument 20130711-0072001 as amended in Instrument 20130719-0074970, 20140703-0058673, 20150619-0058800, 20160811-0083641, recorded in the Register of Deeds Office of Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Jaganath Pooswamy, a married man, by Warranty Deed from Kimberly C. Vaughn, an unmarried woman, dated December 4th, 2020, recorded December 11th, 2020, in Instrument No. 20201211-0145712, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 17 day of April, 2025.

Jaganath Pooswamy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of April, 2025, before me personally appeared **Jaganath Pooswamy**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My commission expires: 11-5-25

This is a tax-exempt transfer of appreciated
Property as provided in TCA Code 67-4-409(a)(1)(C).



Tennessee Certification of Electronic Document

I, Cheryl Dillon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 17, 2025. (Date of document)

Affiant Signature

4/17/25
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of April, 2025.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028