Karen Johnson Davidson County
Batch# 1265001 DEEDQC
04/25/2025 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250425-0031934

QUITCLAIM DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY OF APRIL, 2025.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.#
Rishi Datt 3223 Tasker Drive Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	187-01-0B-259.00-CO (all) & 187-01-0B-260.00-CO (part of due to re-platting of Lot and movement of lot lines)

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Regent Homes, LLC, a Tennessee Limited Liability Company **(hereinafter referred to as "Grantor")**, by these presents, quitclaims, grants and convey unto Rishi Datt **(hereinafter referred to as "Grantee")**, his heirs and/or assigns, any and all its 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 Lot No. 259 on the Plan of Revision to Lot 259 and Lot 260, Phase 6, District 3, Burkitt Ridge, SP Subdivision, of record in Plat at Instrument No. 20250422-0030434, 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 to Rishi Datt, a single man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250304-0016339, Register's Office for Davidson County, Tennessee, dated February 27, 2025 and recorded on March 4, 2025.

Also, being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20220824-0095726, Register's Office for Davidson County, Tennessee, dated August 22, 2022 and recorded on August 24, 2022.

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.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 22nd day of April, 2025.

Regent Homes, LLC,
a Tennessee Limited Liability Company

By:_____
David C. McGowan, Jr., Chief Manager

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Regent Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on April, 22, 2025.

_____
NOTARY PUBLIC

My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 22, 2025 (date of document).

Affiant Signature

April 22, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

