Karen Johnson Davidson County
Batch# 1278253 DEEDQC
05/28/2025 07:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250528-0041577

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF Knox) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(D). Affiant Sworn to and subscribed before me this 5-6 2025. Notary Public My Comm Exp:

JANET MICHELLE RULE
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. 5-31-2026
KNOX COUNTY

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
PRASHANT JOSHI		
326 Glenpark Drive	SAME AS NEW OWNER	120-06-0-039.00
Nashville, Tennessee 37217		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, RASHMI REKHA ACHARYA, sole Trustee of the JOSHI FAMILY TRUST, dated March 8, 2023 (Grantors) as BISHNU CHARAN JOSHI has passed, ((JOSHI FAMILY TRUST CERTIFICATE OF TRUST attached as Exhibit A)), do hereby quitclaim, transfer, release, and convey any and all of its right, title and interest, in and to that certain real estate located in Davidson County, Tennessee, to PRASHANT JOSHI, his heirs, successors and assigns, (Grantee), being more particularly described as follows:

Being Lot No. 5D-11 on the plan of Glengarry Park, Section 5D, as of record in Book 3600, Page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to BISHNU CHARAN JOSHI (deceased) and RASHMI REKHA ACHARYA, Trustees of JOSHI FAMILY TRUST, dated March 8, 2023, from BISHNU C. JOSHI by RASHMI REKHA ACHARYA, his Attorney-In-Fact (Copy of BISHHNU C. JOSHI General Power of Attorney attached as Exhibit B), by Warranty Deed of record in Instrument 20230316-0018856, Register's Office for Davidson County, Tennessee.

This conveyance is subject of restrictive covenants of record in Book 3675, Page 278, Register's Office for said county and such limitations, restrictions and encumbrances as may affect the premises.

The legal description is taken from the prior deed of record.

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

The property is known as 326 Glenpark Drive, Nashville, Tennessee 37217.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on 5/6/25, 2025.

JOSHI FAMILY TRUST dated March 8, 2023

By: Rashmi Rekha Acharya
RASHMI REKHA ACHARYA, Trustee

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RASHMI REKHA ACHARYA, Trustee of the JOSHI FAMILY TRUST, dated March 8, 2023, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Knoxville, Tennessee, this May 6, 2025.

Janet Michelle Rule
NOTARY PUBLIC

My Commission Expires: _____

JANET MICHELLE RULE
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 5-31-2026
KNOX COUNTY

CERTIFICATION OF TRUST
(Under the Tennessee Uniform Trust Code)

The undersigned, constituting all of the trustees of The JOSHI FAMILY TRUST, dated March 8, 2023, ("Trust"), being first duly sworn, depose and say:

1. **EXISTENCE OF TRUST.** The trust is in existence and consists of a revocable trust which was executed on March 8, 2023.

2. **IDENTITY OF GRANTOR, SETTLOR, OR TESTATOR.** The Grantor/Settlor/Testator of the Trust was BISHNU CHARAN JOSHI.

3. **CURRENTLY ACTING TRUSTEE(S).** RASHMI REKHA ACHARYA is the currently acting Trustee of the Trust.

4. **POWERS OF TRUSTEE.** The Trustee hereby certifies that it has all the powers granted to trustees under the Uniform Trust Code adopted by the state of Tennessee without limitation.

5. **RESTRICTIONS IMPOSED UPON TRUSTEE.** There are no restrictions imposed upon the Trustee of the Trust dealing with the assets of the Trust.

6. **NAME OF SUCCESSOR TRUSTEE(S).** The Successor Trustees are (1) PRASHANT KUMAR JOSHI, and then (2) SMRITI REKHA PANDA.

7. **REVOCABILITY/IRREVOCABILITY OF TRUST.** The trust is irrevocable.

8. **EXERCISE OF POWERS BY TRUSTEE(S).** ***The current trustee*** may act to exercise identified powers of the trustee.

9. **BENEFICIARIES.** Following is a list of beneficiaries of the trust and their relationship to the Grantor/Settlor/Testator.

Name of Beneficiary	**Relationship**
PRASHANT KUMAR JOSHI	Child
RASHMI REKHA ACHARYA	Child
SMRITI REKHA PANDA	Child

10. **ESTABLISHMENT OF TRUST.** The trust was established in the State of Tennessee.

11. **TITLE TO TRUST ASSETS.** Title to assets of the trust is to be taken in the following form: **The JOSHI FAMILY TRUST, dated March 8, 2023 and any amendments thereto.**

12. **ACKNOWLEDGMENT AND INDEMNIFICATION.** The trust has not been revoked, modified, or amended to make any representations in this CERTIFICATION OF TRUST incorrect and the trustee(s) signing this document is/are the corporate trustee or one or more of the acting trustees.

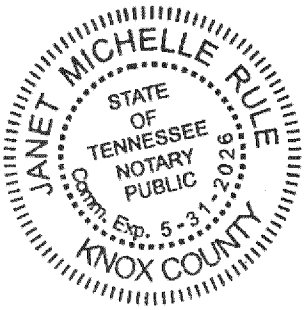
TRUSTEE:

RASHMI REKHA ACHARYA

State of Tennessee)
County of Williamson)

SUBSCRIBED AND SWORN by RASHMI REKHA ACHARYA before me on this 6th day of May, 2025.

Notary Public



TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 May 6, 2025.

5/27/25

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 27th day of May, 2025.

Notary Public

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028