Karen Johnson Davidson County
Batch# 1289869 DEEDQC
06/25/2025 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250625-0050021

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Bhupinder and Parveen Sood 729 Bresslyn Road Nashville, TN 37205	Same	115 08 025.00

Quitclaim Deed

Grantor: Jolly R. Sood, remainder interest
Grantee: Bhupinder S. Sood and Parveen Sood, husband and wife

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s)77, as shown on the map entitled the Plan of Brook Meade, Section IV, of record in Plat Book 2133, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jolly R. Sood, retaining a life estate for and during the natural life of the survivor of Bhupinder S. Sood and wife, Parveen Sood, by deed from Bhupinder S. Sood and wife, Parveen Sood, of record in Instrument Number 20221215-0129779, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 729 Bresslyn Road, Nashville, TN 37205.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

_____
Jolly R. Sood, Grantor

State of _____
County of _____

On _____, 2025 before me personally appeared Jolly R. Sood, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

_____ See attached
Notary Public
My commission expires: _____

* *

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 20 day of June, 2025, by Jolly R. Sood

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ANDREW SHAWN LEADER
Notary Public - California
Los Angeles County
Commission # 2434864
My Comm. Expires Jan 17, 2027

(Seal)

Signature

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Bhupinder S. Sood
Bhupinder S. Sood, Grantee

Sworn to and subscribed before me on June 17, 2025.

Barbara Boone McGinnis
Notary Public
My commission expires: 4/26/2027

BARBARA BOONE McGINNIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 04/26/2027 SUMNER COUNTY

* *

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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 ~~June 17, 2025~~. H.C June 25, 2025

Hope Campbell
Signature

6/25/25
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June ~~17~~ 25, 2025.

April Guidry
Notary's Signature
My Commission Expires: 01/30/2029

APRIL R. GUIDRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY