AFTER RECORDING RETURN TO:
The Surendra and Gita Singh Living Trust
112 Montcastle Court
Nashville, Tennessee 37221

This document prepared by:
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Karen Johnson Davidson County
Batch # 1298158 DEEDQC
07/16/2025 11:01:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250716-0056129

QUIT CLAIM DEED

THIS DEED made and entered into on this _____ day of _____, 2025, by and between **Surendra P. Singh and wife, Gita Singh**, a mailing address of 112 Montcastle Court, Nashville, Tennessee 37221, hereinafter referred to as Grantor(s) and **Surendra Prakash Singh and Gita Singh, Trustees of the Surendra and Gita Singh Living Trust dated June 23, 2025**, a mailing address of 112 Montcastle Court, Nashville, Tennessee 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 112 Montcastle Court, Nashville, TN 37221

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under ~~Document Number~~: ~~647758~~, recorded on 05/05/93 in Davidson County, TENNESSEE. Book 8938, Page 782

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Surendra P. Singh

Gita P. Singh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Surendra P. Singh and Gita Singh, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 16th day of July, 2025.

Notary Public
My Commission expires: 1-30-2027



VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 16th day of July, 2025.

Notary Public
My Commission Expires: 1-30-2027



Name and address for person(s) responsible for taxes:

Surendra Prakash Singh and Gita Singh
112 Montcastle Court,
Nashville, Tennessee 37221

Name and address of property owner:

Surendra P. Singh and Gita Singh
112 Montcastle Court
Nashville, Tennessee 37221

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot. No. 38 on the Plan of Montcastle Estates of record in Book 6900, page 326, and 327, Register's Office for Davidson County, Tennessee, to which plan reference is made together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk & Company dated June 8, 1987.

APN: 155020A03800

PROPERTY COMMONLY KNOWN AS: 112 Montcastle Court, Nashville, TN 37221