Karen Johnson Davidson County
Batch# 1306394 DEEDQC
08/06/2025 11:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250806-0062432

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is **$0**.

Affiant

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Sworn to and subscribed before me this 5th day of August, 2025.

Notary Public
My Commission Expires: 06/26/2028

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 5th day of August, 2025, among:

PRIYANKA BANERJEE, A SINGLE PERSON,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

PRIYANKA BANERJEE, TRUSTEE OF THE PB'S TRUST DATED AUGUST 5, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

See Exhibit "A" attached hereto and by reference made a part hereof.

Being the same property conveyed to Priyanka Banarjee, a single person by Warranty Deed from Keri J. Marshall, Trustee of THE 102 WEST MAIN STREET TRUST dated June 28, 2013, dated May 25, 2021, and recorded September 7, 2021, at Instrument No. 20210907-0119611, in the Register's Office for Davidson County, Tennessee. The said deed corrected by Affidavit of Scrivener's Error recorded April 27, 2022, at Instrument No. 20220427-0048744 Register's Office for Davidson County, Tennessee.

This improved property is situated at 706 Strickland Drive, Nashville, TN 37206.

THIS DEED has been prepared solely upon information furnished by **Priyanka Banerjee.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

PRIYANKA BANERJEE

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Priyanka Banerjee**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2025.

Vanessa Dolberry, Notary Public
My Commission Expires: 06/26/2028

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Owner Name & Property Address:

Priyanka Banerjee, Trustee
PB's Trust dated August 5, 2025
706 Strickland Drive
Nashville, TN 37206

Responsible Party For Taxes:

Priyanka Banerjee, Trustee
PB's Trust dated August 5, 2025
706 Strickland Drive
Nashville, TN 37206

Tax Map and Parcel: 082150A70600CO

Exhibit "A"

Land in Davidson County, Tennessee, being Unit 706, 5TH AND MAIN Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914 and 20161222-0134731, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to RICHARD L. COHEN, TRUSTEE OF THE 102 WEST MAIN STREET TRUST DATED JUNE 28, 2013, by deed from CPE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20170515-0047669, dated May 2, 2017, said Register's Office.

Certificate of Authenticity

I, Trent Linville, 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 August 5, 2025.

Date

Affiant Signature

8/5/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 5th day of August, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

