Name and Address of New Owner:
Avi Das
314 Whitworth Way
Nashville, TN 37205-5018

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1320662 DEEDQC
09/10/2025 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250910-0072224

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 104140H03100CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sujit K. Das and Dolly Rani Mallik, husband and wife** , "the Grantor," convey and quitclaim unto **Avi Das,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Whitworth, Section 1, Phage 3, as of record in Plat Book 7900, Page 866, as amended by instrument of record in Book 9582, Page 834 and Book 10270, Page 34, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sujit K. Das and Dolly Rani Mallik, husband and wife by Warranty Deed from Susan P. Holmes and Christopher T. Holmes, Trustees of The Susan P. Holmes Revocable Living Trust, dated October 19, 2000, dated September 26, 2024, of record in Instrument No. 20240927-0075149, said Register's Office, Davidson County, Tennessee.

This is improved property located at 314 Whitworth Way, Nashville, TN 37205

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8 day of September, 2025.

_____(SEAL)
Sujit K. Das

Dolly Rani Mallik (SEAL)
Dolly Rani Mallik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of September, 2025, before me personally appeared **Sujit K. Das, Dolly Rani Mallik and Avi Das**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8 day of September, 2025.

_____
Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8 day of September, 2025.

_____
Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9.8.25 (date of document).

Affiant Signature

9.8.25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

