3:30

This instrument prepared by
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 125
Nashville, Tn 37211

ADDRESS NEW OWNER AS:
Babloo Chacko

111 S. Dames Avenue
Gallatin, TN 37066

SEND TAX BILLS TO:

SAME AS ADDRESSEE

This Deed is being prepared by information furnished by the parties and without the benefit of a title search. The preparer assumes no liability for the status of title

Karen Johnson
Batch # 1320713
09/10/2025 10 22 58 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250910-0072289

Map & Parcel: 043-01-0C-020.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Babloo Chacko and Vareena Cornelio

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Babloo Chacko and Vareena Cornelio and Jason Albert Cornelio, as joint tenants

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit·

Land in Davidson County, Tennessee, being Unit 20, Homes at Pierce Road, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at Pierce Road, as set forth in Exhibit "B" of record in Instrument Number 20200304-0024402, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to John Keith Jennette from Nelson Andrew Beck and Christal Dawn Beck, Husband and Wife, by Warranty Deed on June 17, 2020, of record in Instrument Number 20200630-0070838, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Babloo Chacko, a married man by Deed from John Keith Jennette dated April 21st, 2023 and filed for record in Instrument No 20230425-0030268 and further conveyed to Babloo Chacko and Vareena Cornelio, as joint tenants by Quitclaim Deed from Babloo Chacko dated April 21, 2023 and filed for record as Instrument No 20230501-0031733, Register's Office of Davidson County, Tennessee

This property is investment property and is not the marital homestead of the sellers.

WITNESS OUR HANDS this 5 day of Sept, 2025.

Babloo Chacko

Vareena Cornelio 08/15/2025

STATE OF TN
COUNTY OF Sumner

Before me, the undersigned a Notary Public in and for said County and State, personally appeared **Babloo Chacko,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

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

My commission expires: 8-23-26

STATE OF TENNESSEE
COUNTY OF COFFEE

Before me, BONNIE L WIGLEY a Notary Public in and for said County and State, personally appeared **Vareena Cornelio,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained

Witness my hand and official seal this 15TH day of AUGUST, 2025

E signed by Bonnie L Wigley on August 15, 2025 01 54 PM CST
BONNIE L. WIGLEY
State of Tennessee
Online Notary Public
County of Coffee
My Commission Expires:
September 18, 2027
Notarized remotely via audio/video communication

Bonnie L Wigley

My commission expires: 09/18/2027

Pavaso

STATE of TENNESSEE
COUNTY of Davidson

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

Affiant

Sworn to and subscribed to before me this 4 day of Sept, 2025.

My commission expires: 8-21-27

Notary Public

True Copy Certification

I, Britany White, 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 the 15 day of August, 2025.

Britany White
Affiant Signature

August 15, 2025
Date

State of Tennessee)

County of Coffee)

Sworn to and subscribed before me this 15 day of August, 2025.

Bonnie L.
Notary's Signature

My Commission Expires: 9/18/2027

Notary' Seal (if on paper)

