# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1324298 DEEDQC
09/19/2025 11:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250919-0075017

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

*Affiant*

Subscribed and sworn to me on 5 SEPT 2025.

NOTARY PUBLIC

My Commission Expires: May 13, 2027

MARY STEINKAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Manisha Paul<br>7436 Stacy Dr.<br>Nashville, TN 37221 | Same as New Owner | 142 02 0 034.00 |

**This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.**

**KNOW ALL MEN BY THESE PRESENTS** that Aparesh Paul and Anupam Paul, as joint tenants with right of survivorship, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Manisha Paul, hereinafter called **"GRANTEE,"** her successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section II, Cross Timbers Subdivision of record in Plat Book 3700, Page 92, 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 Manisha Paul, Aparesh Paul and Anupam Paul, as joint tenants with right of survivorship, by Quitclaim Deed from Manisha Paul, dated July 23rd, 2007, and recorded on July 25th, 2007, of record in Instrument No. 20070725-0088113, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 7436 Stacy Dr., Nashville, TN 37221.

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

**WITNESS** my hand on 9 SEPT, 2025

Anupam Paul

**STATE OF** TN

**COUNTY OF** DAVIDSON

On 9/5 25, 2025, before me personally appeared Anupam Paul, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 9/5, 2025.

Mary Steinkamp
NOTARY PUBLIC

MARY STEINKAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: May 3, 2027

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

**WITNESS** my hand on AUGUST 1, 2025

Aparesh Paul

**STATE OF** GEORGIA

**COUNTY OF** GWINNETT

On AUGUST 1, 2025, before me personally appeared Aparesh Paul, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on AUGUST 1, 2025.

**ADRIANA SUCIADI**
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Feb. 20, 2028

NOTARY PUBLIC

My Commission Expires: FEB - 20, 2028

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on August 1st, 2025.

John Cobb Rochford

August 1st, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on August 1st, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025