QUITCLAIM DEED

Karen Johnson
Batch # 1324519
09/22/2025 09 02 25 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250922-0075371

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S Ruffin Craig, Jr , PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jila J Yadav and Khushboo Yadav, Co-Trustees of the Yadav Family Revocable Trust	New Owner	173 09 0A 009 00
(NAME)	(NAME)	
1516 Sugarwood Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0 00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jila Yadav and Khushboo Yadav, husband and wife, ("Grantors")**, do hereby release, quit claim and convey unto **Jila J. Yadav and Khushboo Yadav, Co-Trustees of the Yadav Family Revocable Trust U/A dated September 18, 2025, ("Grantee")**, all of Grantors' interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit

Land in Davidson County, Tennessee, being Lot No 16 on the Plan of Lenox Village, Section One, a Planned Unit Development, as of record in Instrument No 20020319-0033866, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jila Yadav and Khushboo Yadav, husband and wife, by Warranty Deed from Caryn L Lecea, an unmarried woman, dated July 21, 2017 and recorded July 24, 2017 in Instrument No 20170724-0074681, of record in said Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Improved property known as 7115 Lenox Village Dr , Nashville, TN 37211.

The legal description contained herein is the same as that contained in the previous deed of record

WITNESS OUR HANDS this 18 day of September, 2025.

Jila Yadav

Khushboo Yadav

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18 day of September, 2025, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jila Yadav** and **Khushboo Yadav**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed

Notary Public

Commission expires 4.10.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON