QUITCLAIM DEED

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

Davidson County
DEEDQC
2 pgs

20250922-0075373

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 Oct. 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	181-15-0A-015 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 J. Yadav, a married man, ("Grantor")**, does 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 11, 2025, ("Grantee")**, all of Grantor's 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 15, SOUTHPOINT SP, PHASE 1, as shown on plat of record in Instrument No. 20191015-0105617, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being part of the same property conveyed to Jila J Yadav, a married man by Special Warranty Deed from SouthPoint of TN, LLC, a Tennessee limited liability company, dated January 29, 2022 and recorded February 11, 2022 of record in Instrument No 20220211015825, in the Register's Office of 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 426 Portsdale Dr , Brentwood, TN 37027

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

WITNESS MY HAND this 18 day of September, 2025

Jila J. 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 J. Yadav**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed

Notary Public

Commission expires 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON