Karen Johnson Davidson County
Batch# 1332042 DEEDQC
10/08/2025 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251008-0080424

QUITCLAIM DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
802 Vibe Place LLC	**NEW OWNER**	**072063H00200CO**
11229 Parkers Bay Dr **Fort Wayne, IN 46845**	_____ _____	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 2nd day of October, 2025, the undersigned, **POOJA RAVINDRA and BHARAT BAJANTRI**, Husband and Wife (collectively the "*Grantors*"), have bargained and sold, and by these presents do transfer and quitclaim to **802 VIBE PLACE LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **802 VIBE PLACE, NASHVILLE, TENNESSEE 37216**, and more particularly described as follows:

Being all of Unit 2 of Vibe, a Planned Unit Development, as show on Exhibit "B" of Declaration of Covenants, Conditions, and Restrictions for Vibe Homeowners Association of record in Instrument No. 21070703-0066733, revised in Instrument No. 20170803-0079133 and 20180329-0029496, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

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Being the same property conveyed to Pooja Ravindra and Bharat Bajantri, wife and husband, from CF REO, LLC, a limited liability company duly organized and existing pursuant to the laws of the state of Arizona, by Warranty Deed dated October 2, 2025, recorded on October 6, 2025, as Instrument No. 20251006-0079604, in said Register's Office.

This improved property more commonly known as 802 Vibe Place, Nashville, Tennessee 37216.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 2nd day of October, 2025.

GRANTOR: POOJA RAVINDRA

SIGNER: Pooja Ravindra

GRANTOR: BHARAT BAJANTRI

SIGNER: Bharat Bajantri

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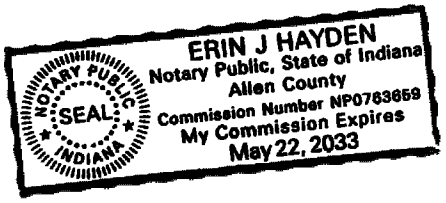
STATE OF INDIANA)
COUNTY OF ALLEN)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Pooja Ravindra and Bharat Bajantri,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 2nd day of October, 2025.

Notary Public

May 22, 2033
My Commission Expires



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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 October 2, 2025

Affiant Signature

10/2/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

