Karen Johnson
Batch # 1347566
11/18/2025 11:19:06 AM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDQC
5 pgs

20251118-0091759

AFTER RECORDING RETURN TO:
The Rita and Chakradhari Sharan Living Trust
3921 Bryce Rd.,
Nashville, Tennessee 37211

This document prepared by:
GARCIA & SAHNI, LLP.
1750 Lundy Avenue #612121
San Jose, CA 95161
844-960-9000

Tax ID No.: 172 15 0A 133.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 27th day of September 2025, by and between **Chakradhari Sharan and Rita Sharan, husband and wife**, a mailing address of 3921 Bryce Rd., Nashville, Tennessee 37211, hereinafter referred to as Grantor(s) and **Rita Sharan and Chakradhari Sharan, Trustees of the Rita and Chakradhari Sharan Living Trust dated September 27, 2025, and any amendments thereto**, a mailing address of 3921 Bryce Rd., Nashville, Tennessee 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3921 Bryce Rd., Nashville, Tennessee 37211

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20150406-0029705, recorded on 04/06/2015 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Chakradhari Sharan

Chakradhari Sharan

Rita Sharan

Rita Sharan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Chakradhari Sharan and Rita Sharan, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 27 day of September 2025.

Notary Public
My Commission expires: June 30, 2029

Mary Melissa Dees Schwerdtfeger
STATE OF TENNESSEE NOTARY PUBLIC
County of Cheatham

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Lot 128, Section 9, of Holt Woods, as shown on Plat of record in Plat Book 9700 at Page 164 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

APN: 172 15 0A 133.0

PROPERTY COMMONLY KNOWN AS: 3921 Bryce Rd., Nashville, Tennessee 37211

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Mary Melissa Dees Schwerdtfeger
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 27 day of September, 2025.

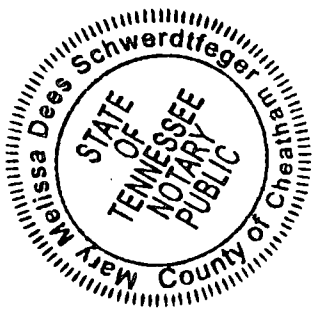
Mary Melissa Dees Schwerdtfeger
Notary Public
My Commission Expires: June 30 2029

Name and address for person(s) responsible for taxes:

Rita Sharan and Chakradhari Sharan
3921 Bryce Rd.,
Nashville, Tennessee 37211

Name and address of property owner:

Rita Sharan and Chakradhari Sharan
3921 Bryce Rd.,
Nashville, Tennessee 37211



Tennessee Certification of Electronic Document

I, Mary Melissa Dees Schwerdtfeger, 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 September 27 2029 (date of document).

Affiant Signature

September 27 2029
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of September, 2029

Notary's Signature

MY COMMISSION EXPIRES: June 30 2029

NOTARY'S SEAL

Mary Melissa Dees Schwerdtfeger Notary Public State of Tennessee County of Cheatham