Karen Johnson
Batch # 1351865
12/01/2025 12 02.52 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251201-0095039

EXEMPT FROM TRANSFER TAX
PURSUANT TO T.C.A SEC. 67-4-409 (a)(1)(C)(vii)

THIS INSTRUMENT PREPARED BY:	**PROPERTY OWNER & ADDRESS:**	**PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:**
The Law Office of Nancy L Choate P C Nancy L Choate, Attorney at Law 403 North Parkway, Ste 201 Jackson, Tennessee 38305		
	Ravinder Machra and Gurpreet Singh Machra, Trustees of the Ravinder Machra and Gurpreet Singh Machra Trust 713 Chard Ln Nolensville, TN 37135	Ravinder Machra and Gurpreet Singh Machra, Trustees of the Ravinder Machra and Gurpreet Singh Machra Trust 172 Emerald Lake Dr Jackson, TN 38305
Without Survey or Title Examination (cc/kt) Without Serving as Closing Attorney		

Map & Parcel 186 03 0A 007 00 – 713 Chard Lane

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That we, RAVINDER MACHRA AND GURPREET MACHRA, WIFE AND HUSBAND, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto RAVINDER MACHRA AND GURPREET SINGH MACHRA, TRUSTEES OF THE RAVINDER MACHRA AND GURPREET SINGH MACHRA TRUST, all of our right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

MAP & PARCEL 186 03 0A 007.00

Land in Davison County, Tennessee, being Lot No. 7 on the Plan of Final Plat of Burkitt Commons, Phase 3 of record in Plat at Instrument No. 20210112-0005106, in the 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 real estate conveyed to RAVINDER MACHRA AND GURPREET MACRHA, WIFE AND HUSBAND, by Warranty Deed of record as Instrument Number 20220822-0094728, in the Register's Office of Davidson County, Tennessee See also Scrivener's Affidavit of record as Instrument Number 20220912-0101933 in the Register's Office of Davidson County, Tennessee.

This transfer is by Quitclaim and Grantor makes no warranties about this title

IN WITNESS WHEREOF, we have hereunto subscribed our names, this the 13 day of NOV, 2025.

GURPREET MACHRA

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared GURPREET MACHRA, 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

Witness my hand and seal this 13 day of NOV, 2025.

Notary Public

My Commission Expires 9.19.28

KARA TURNER
TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

RAVINDER MACHRA

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared RAVINDER MACHRA, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed

Witness my hand and seal this 13 day of NOV, 2025

Notary Public

My Commission Expires: 9.19.28