Karen Johnson Davidson County
Batch# 1356717 DEEDQC
12/11/2025 10:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251211-0098595

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. HALEY DROST NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 09-20-2028 Affiant Sworn to and subscribed before me this 10th day of December, 2025. Notary Public My Commission Expires: 09/20/2028 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

QUITCLAIM DEED

THIS INDENTURE, made this 10th day of December, 2025, among:

ANIRUDDHA S. GOKHALE AND WIFE, BHARATI A. GOKHALE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ANIRUDDHA GOKHALE AND BHARATI GOKHALE, TRUSTEES OF THE GOKHALE FAMILY TRUST DATED DECEMBER 10, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

LAND in Davidson County, Tennessee, being Lot No. 69 on the Plan of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, a Planned Unit Development, as of record under Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Aniruddha S. Gokhale and wife, Bharati A. Gokhale, by Special Warranty Deed from Turnberry Homes, L.L.C, a Tennessee limited liability company, dated January 21, 2003, and recorded January 22, 2003, at Instrument No. 20030122-0009373, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 6644 Valleypark Drive, Nashville, TN 37221.

THIS DEED has been prepared solely upon information furnished by **Aniruddha S. Gokhale and Bharati A. Gokhale,.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

ANIRUDDHA S. GOKHALE

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Aniruddha S. Gokhale**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2025.

Haley Drost, Notary Public
My Commission Expires: 09/20/2028

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

BHARATI A. GOKHALE,

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Bharati A. Gokhale,**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2025.

Haley Drost, Notary Public
My Commission Expires: 09/20/2028

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

Owner Name & Property Address:

Aniruddha Gokhale and Bharati Gokhale, Trustees
Gokhale Family Trust dated December 10, 2025
6644 Valleypark Drive
Nashville, TN 37221

Responsible Party For Taxes:

Aniruddha Gokhale and Bharati Gokhale, Trustees
Gokhale Family Trust dated December 10, 2025
6644 Valleypark Drive
Nashville, TN 37221

Tax Map and Parcel: 126 16 0A 069.00

Certificate of Authenticity

I, Trent Linville, 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 12/10/25.

Date

T Linville

Affiant Signature

12/10/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 10th day of December, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

