Karen Johnson Davidson County
Batch# 1397483 DEEDQC
03/25/2026 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260325-0023825

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Vikesh Tahiliani and Kamal Tahiliani, Co-Trustees Tahiliani Family Revocable Living Trust 2313 Warfield Lane Nashville, TN 37215	New Owner	117070B90000CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Vikesh Tahiliani**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Vikesh Tahiliani and Kamal Tahiliani, Co-Trustees, Tahiliani Family Revocable Living Trust Agreement dated March 25, 2026** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 307 together with Garage No. G-11, Storage Area S-11 of The Claridge, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5800, page 63 and Master Deed of record in Book 5896, Page 807 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to **Vikesh Tahiliani, a married man**, by Warranty Deed dated May 12, 2021, from **Laura Brooke Shmerling, married, FKA Laura B. Hoffman**, recorded in Instrument No. 20210617-0081872, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **3198 Hillsboro Pike, Nashville, TN 37215.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 25th day of March 2026.

Vikesh Tahiliani

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Vikesh Tahiliani**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March 2026.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL I. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 25th day of March 2026.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL I. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, 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 March 25, 2026.

Affiant Signature

March 25, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25th day of March 2026.

Notary's Signature

My Commission Expires: 12/10/2029

Notary's Seal:

KATHERINE E. EVEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Dec. 10, 2029
COUNTY OF WILLIAMSON