THIS INSTRUMENT PREPARED BY:
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1405103 DEEDQC
04/14/2026 10:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260414-0030290

QUITCLAIM DEED

This Quitclaim Deed was prepared with information supplied solely by the Grantor(s) and/or Grantee(s).

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Vaishali S. Joshi Ayushi V. Joshi 1993 Stonewater Dr Hermitage, TN 37076	New Owner	097020A53400CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Vaishali S. Joshi and Ayushi V. Joshi, both unmarried,** do hereby quitclaim and convey unto **Vaishali S. Joshi, unmarried and Ayushi V. Joshi, unmarried, tenants in common with rights of survivorship**, their successors, representatives, and/or assigns, all right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 534 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 6B of record in Plat at Instrument No. 20151023-0107918, 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 property conveyed to Vaishali S. Joshi and Ayushi V. Joshi, both umarried by Warranty Deed from Susan E. Lea and Joseph P. Lea, III, husband and wife, of record in Instrument No. 20240529-0039636, Register's Office for Davidson County, Tennessee, dated May 24, 2024, and recorded on May 29, 2024.

This is improved property, known as 1993 Stonewater Dr, Hermitage, TN 37076.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
14 day of April, 2026.

Affiant

My commission expires: 10-16-29
(Affix Seal)

Notary Public

QUINTON HORNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
EXPIRES 10-16-2029

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9th day of April, 2026.

Vaishali S. Joshi

Ayushi V. Joshi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jatin A. Shah, a notary public of the state and county mentioned, personally appeared Vaishali S. Joshi and Ayushi V. Joshi, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of April, 2026.

Notary Public

My Commission Expires: 6/18/2028

JATIN A SHAH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 4-9-26

Affiant Signature

14th day of April, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028