Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

File # 260454338

Karen Johnson Davidson County
Batch # 1425476 DEEDQC
05/27/2026 11:02:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260527-0048033

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Mad Bal
Affiant

Subscribed and sworn to before me, this 22nd day of May, 2026.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yash Nigam 905 Douglas Ave Nashville, TN 37206-3334	New Owner	072 13 0 262.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Drishti Kapoor, unmarried, and Yash Nigam, unmarried,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Yash Nigam, unmarried,** (hereinafter referred to as the "Grantee") his heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page (s) 72 and 73, 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 Drishti Kapoor and Yash Nigam, wife and husband, by Warranty Deed from Jahed Kamal, of record in Instrument No 20210507-0061535, in the Register's Office of Davidson County, Tennessee, dated May 03, 2021 and recorded on May 07, 2021.

By signing this Instrument, Drishti Kapoor, her respective heirs and assigns, hereby releases any claim, action, or lien right she has against the subject property pursuant to Marital Dissolution Agreement No. 24D683 filed in the Circuit Court for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Yash Nigam

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Yash Nigam, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of May, 2026.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of May, 2026.

Drishti Kapoor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Drishti Kapoor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of May, 2026.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
November 14, 2029