Karen Johnson Davidson County
Batch# 1438916 DEEDQC
06/29/2026 11:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260629-0058556

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Appoorva Saxena and Ritu Wadhwa Saxena, Co-Trustees of The Saxena Family Trust Agreement dated June 25, 2026	Shellpoint Mortgage Servicing	104 14 0A 008.00
8214 Holly Road	75 Beattie Place, Ste LL202	
Brentwood, TN 37027	Greenville, SC 29601	

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **APPOORVA SAXENA** and wife, **RITU WADHWA SAXENA**, do hereby convey to **APPOORVA SAXENA AND RITU WADHWA SAXENA, Co-Trustees of THE SAXENA FAMILY TRUST AGREEMENT dated June 25, 2026**, all of our right, title and interest in the following described tracts or parcels of land located in Davidson County, Tennessee, and described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2824 also known as Lot 4 Unit B on the plan of Westbrooke Condominium, as shown as "Exhibit A-2" to the Master Deed, of record in Book 7341, page 459, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Appoorva Saxena and Ritu Wadhwa Saxena, husband and wife, from Elza N. Vasconcellos and spouse, Amed Soliz, by Warranty Deed dated October 12, 2022, of record in Instrument No. 20221014-0112745, Register's Office for Davidson County, Tennessee.

This is improved property known as 2824 Westwood Avenue, Nashville, Tennessee 37212.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

IN WITNESS WHEREOF, we have hereunto set our hands on this 25th day of June, 2026.

APPOORVA SAXENA

RITU WADHWA SAXENA

==========

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **APPOORVA SAXENA**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this 25th day of June, 2026.

Notary Public

My Commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

==========

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RITU WADHWA SAXENA**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this 25th day of June, 2026.

Elizabeth Ryder Sykes
Notary Public

My Commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

==========

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

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

Elizabeth Ryder Sykes
Notary Public

My Commission Expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 June 25, 2026.

June 26, 2026
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of June, 2026.

Linda J Williams
Notary Public

My Commission expires:

01/22/2030

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030