Karen Johnson Davidson County
Batch# 1480678 DEEDQC
10/05/2026 01:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261005-0091540

THIS INSTRUMENT PREPARED BY:
HALE TITLE AND ESCROW, LLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Dhiraj Gupta ETUX Anju Gupta **709 Preservation Way** **Nashville, TN 37207**	**New Owner**	**049-10-0A-04800**

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Dhiraj Gupta**, a married man, hereinafter called the "Grantor", hereby quitclaims and conveys unto **Dhiraj Gupta, and wife Anju Gupta,** hereinafter called the "Grantee", their heirs, and assigns forever, any and all of Grantors right, title, and interest in and to the following described real property being a certain tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being lot no. 48 on the plan of Parmely Cove, Phase II, of record in Instrument No. 20150727-0073286, having been corrected to read Parmley. Cove, Phase II, by Surveyor's Certificate of Correction of record in Instrument No. 20151228-0130216, Registers Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Dhiraj Gupto, by deed from David Soto-Madrid and Lindsay Paris-Madrid, husband and wife, by warranty deed dated December 10, 2020, of record in Instrument No. 20201216-0148518, Register's Office of Davidson County, Tennessee.

This property is known as **709 Preservation Way, Nashville, TN 37207.**

WITNESS, the hand of the undersigned this 28 **day of September, 2026.**

Dhiraj Gupta

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Dhiraj Gupta**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 **day of September, 2026.**

My commission expires: 2/12/2030 Notary Public

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-12-2030

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 28 **day of September, 2026.**

My commission expires: 2/12/2030 Notary Public

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-12-2030

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/28/26.

Date

Affiant Signature

9/28/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of September, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029