Davidson County DEEDQC
Recvd: 09/13/07 15:47 4 pgs
Fees:22.00 Taxes:0.00
20070913-0110102

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:
Harbans Singh Ranshi
5887 East Ashland Drive
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.
Map 119-09-0
Parcel 532, 534

# QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Harbans Singh Ranshi, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Harbans Singh Ranshi, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin on the northerly margin of Thompson Lane and the easterly margin of Nashville Railroad Company;

1) Thence, leaving said Thompson Lane, North 02°45'37" East, 136.29 feet to an iron pin in the southerly margin of an alley;
(2) Thence, with said alley, South 85°07'16" East, 241.00 feet to an iron pin;
(3) Thence, leaving said alley, South 05°03'39" West, 129.46 feet to an iron pin on the northerly margin of Thompson Lane;
(4) Thence, with said Thompson Lane, North 86°15'01" West, 156.87 feet to an iron pin;
(5) Thence, continuing along said margin, with a curve to the left (having a central angle of 03°02'30", a radius of 1,484.39 feet, a tangent of 39.41 feet, and a chord bearing and distance of North 87°46'16" West, 78.80 feet) a distance of 78.80 feet to the point of BEGINNING;

Containing 31,465.861 square feet or 0.722 acres, according to As-Built Survey of 532 + 534 Thompson Lane (Tax Map 119-9-0, Parcels 69 & 76), prepared by Volunteer Land Surveying Service, Phillip E. Holmes, Jr., Tennessee R.L.S. No. 1728, dated April 6, 2006 and bearing file no. 99018-2.

BEING the same property conveyed to Harbans Singh Ranshi by Mary Frances Aderholt, Trustee under the Last Will and Testament of Julious Brown, by Deed of record in Instrument Number 20060417-0042962, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

**THIS QUITCLAIM DEED IS EXECUTED FOR THE PURPOSE OF COMBINING PARCELS 076.00 AND 069.00 INTO ONE SINGLE TAX PARCEL.**

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of September 2007.

Harbans Singh Ranshi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of September 2007.

Notary Public
My Commission Expires: March 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 13th day of September 2007.

Notary Public
My commission expires: March 7, 2011

NASHVILLE PLANNING DEPARTMENT

**Metropolitan Nashville Planning Department**

Metro Office Building
800 Second Avenue South
Nashville, TN 37201
www.nashville.gov/mpc

Voice: 615.862.7190
Fax: 615.862.7130
E-mail: planningstaff@nashville.gov

# Property Modifications

***This form is only for legal lots or parcels of record***
see back for more info. >>>

***PLEASE PRINT***

**Requestor**

Name: HARBANS SINGH RANGHI

Phone #: 904 806 4370

E-mail: _____

**Property Location**

Address: 530 & 534 Thompson Ln.

Map: 119-09 Parcel 069, 076

Plat Book/Page or Instrument # 20060417- 0042968

**I want to do the following with the property which I own.** I understand there is a fee of $75.00 to split or combine these properties and that this form's purpose is limited to determining whether the property is a legal building site. No analysis has been done to determine this property's zoning, suitability or feasibility for development. Check, cash or credit card (Visa/MC) may be used to pay the fee. Checks should be made payable to "Metro Government".

○ Split my legal lots/parcels back out and assign a tax id # (map & parcel) to each legal lot/parcel. I understand I will now receive a *separate* tax bill for each property.

✕ Combine my legal lots/parcels into one tax id # (map & parcel). I understand I will need to have a new deed prepared and recorded with the Register of Deeds before these properties will be combined by the Metro Planning Department. For legally platted lot, I also understand that combining these properties does not permanently remove the lot lines between them. Those lot lines can only be removed by submitting a final plat for approval and recordation to the Metro Planning Department.

Owner's Signature Harbans Singh Ranghi Date 9.13.07

Owner's Signature _____ Date _____

**Notary Public for Secretary**

Before me, the undersigned, a Notary Public of the State of Tennessee and County of Davidson, personally appeared Harbans Singh Ranshi, who upon oath, acknowledged himself to be Secretary of the Metropolitan Planning Commission of The Metropolitan Government of Nashville and Davidson County, and being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 13 day of September, 2007.

Jennifer L. Johnson
Notary Public

My Commission expires: 3/7/2011

**STAFF USE ONLY**

**MPC**

- ☒ Approve; created before county Subdivision Regulations adopted (September 1, 1964)
- ☐ Approve; created before City of Nashville adopted zoning (1933)
- ☐ Approve; created before countywide zoning adopted (1967)
- ☐ Disapprove
- ☐ Disapprove; requires a subdivision plat
- ☐ Other

Reason: (contains p/o 3 lots (part of taken by right-of-way)

Staff Signature: Brenda Bp Date 9/13/07