THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM: KUNAL JANI AND WIFE, VICTORIA JANI

TO: PANKAJ G. JANI AND WIFE, JIGISHA P. JANI AND KUNAL JANI AND WIFE, VICTORIA JANI

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

Affiant

Subscribed and sworn to before me this 27th day of February, 2009.

Notary Public

7-5-11
Commission Expiration Date

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
PANKAJ G. JANI AND JIGISHA P. JANI 104 RIVER COURT NASHVILLE, TN 37221	SAME	141-12-C-32CO

KNOW ALL MEN BY THESE PRESENTS that Kunal Jani and wife, Victoria Jani for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Pankaj G. Jani and wife, Jigisha P. Jani and Kunal Jani and wife, Victoria Jani, all of our right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of River Bend, of record in Plat Book 6900, pages 504 and 505, as amended by Surveyor's Instrument of Correction of record in Book 7465, page 833, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kunal Jani and wife, Victoria Jani by deed from Lonnie C. Edwards and wife, Keisha D. Edwards of record in Instrument No. 20090303-0018854, Register's Office for Davidson County, Tennessee.

This is improved property known as 104 River Court, Nashville, TN 37221.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Davidson County DEEDQC
Recvd: 03/03/09 14:41 2 pgs
Fees:12.00 Taxes:0.00
20090303-0018855

WITNESS my hand this 27th day of February, 2009

Kunal Jani

Victoria Jani

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 Kunal Jani and Victoria Jani, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2009.

My Commission Expires: 7-5-11

Notary Public

SHANNON PHELPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011