THIS DOCUMENT PREPARED BY (AND
AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N15957

BILL GARRETT, Davidson County
Trans:T20090027561 DEEDQC
Recvd: 04/27/09 16:05 2 pgs
Fees:12.00 Taxes:0.00
20090427-0037960

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QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT HAS NOT CONDUCTED AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS AS TO THE ACCURACY OF THE DESCRIPTION, STATUS OF TITLE, NOR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Shalini Gupta AKA Shalin Gaupta**, hereinafter referred to as Grantor(s), do hereby bargain, sell, remise, release, quit claim and convey any and all remaining interest to the subject property unto **Sasikanth Tipirneni, A Single Man** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 96, on the Plan of Riverwalk Phase 1A, Section 1 and Phase 1B, Section 1, as shown by plat of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sasikanth Tipirneni and wife, Shalin Gaupta by Warranty Deed from Corinthian Custom Homes, LLC, dated 12/23/2002, recorded 12/30/2002, as Document No. 20021230-0161887, in the Register's Office of Davidson County, Tennessee.

Being also the same property conveyed to Sasikanth Tipirneni (25% interest) by Quit Claim Deed from Shalini Gupta, dated 10/27/04, recorded 11/17/04, as Document No. 20041117-0137873, in the Register's Office of Davidson County, Tennessee.

And further being the same property conveyed to Sasikanth Tipinerni, a Single Man, by Quitclaim Deed from Shalin Gaupta AKA Shalini Gupta, dated 04/07/09, recorded _____, as Document No. _____, in the Register's Office of Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

WITNESS Grantor's hand this 7 day of April, 2009.

Shalini AKA Shalin Gaupta {Seal}
Shalini Gupta AKA Shalin Gaupta

State of TENNESSEE
County of DAVIDSON

On this the 7 day of April, 2009, before me, the undersigned officer, personally appeared Shalini Gupta AKA Shalin Gaupta, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and he/she/they acknowledged that he, executed same as his/her/their free act and deed.

KEVIN STEINKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission expires: 10-10-11

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Notary Public

My Commission expires: 10-10-11

Name of Owner and Property Address:
Sasikanth Tipirneni
6516 Westfall Drive
Nashville, TN 37221

KEVIN STEINKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Person Or Entity Responsible For Payment Of Taxes:
Sasikanth Tipirneni
6516 Westfall Drive
Nashville TN 37221

Tax Parcel ID#: 126-16-O-A 096.00 CO