THIS INSTRUMENT PREPARED BY:
National Deed Network
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDQC
Recvd: 03/04/11 10:38 4 pgs
Fees:22.00 Taxes:0.00
20110304-0017452

QUIT CLAIM DEED

TN35372
New Owner(s) Address and mail tax statements to:
PRAVIN PHILLIP CHERUKARA
140 STERLING OAKS COURT
BRENTWOOD, TN 37027
Customer Reference Number TN35372

Property Tax ID#: 172.05-0B-052.00

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, PRAVIN PHILIP CHERUKARA, who acquired title as PRAVIN PHILLIP CHERUKARA and wife, FIONA GABRINA CHERUKARA, as Grantor, and PRAVIN PHILIP CHERUKARA and FIONA GABRINA CHERUKARA, HUSBAND & WIFE as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 140 STERLING OAKS COURT, BRENTWOOD, TN 37027

Witness my hand this the 21 day of January, 2011.

PRAVIN PHILIP CHERUKARA

FIONA GABRINA CHERUKARA

STATE OF Tn }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named PRAVIN PHILIP CHERUKARA, who acquired title as PRAVIN PHILLIP CHERUKARA and wife, FIONA GABRINA CHERUKARA, the Grantor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 21 day of January, 2011.

TONYA GREER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission expires: 11-19-13

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 0.

Affiant's Name

Subscribed and sworn to before me this the 21 day of January, 2011.

JOCELYN K. BROWN
MY COMMISSION # DD 712856
EXPIRES: September 9, 2011
Bonded Thru Notary Public Underwriters

Notary
My Commission expires: September 9, 2011

Name and Address of Property Owner:
Pravin Phillip Cherukara
Fiona Gabrina Cherukara
140 Sterling Oaks Court
Brentwood TN, 37027

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Pravin Phillip Cherukara
Fiona Gabrina Cherukara
140 Sterling Oaks Court
Brentwood TN, 37027

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

"Exhibit A"

BEING LOT NO. 52 ON THE PLAN OF STERLING OAKS, PHASE 1, OF RECORD IN PLAT BOOK 8250, PAGE 998, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

THE INSTRUMENT CONSTITUTING THE SOURCE OF THE BORROWER'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED FROM JASON R. FOHR AND WIFE, BARBARA J. FOHR TO PRAVIN PHILLIP CHERUKARA AND WIFE FIONA GAVRINA CHERUKARA, DATED JUNE 23, 2006 AND RECORDED JUNE 28, 2006 IN INSTRUMENT NO. 20060628-0077304, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO KNOWN AS 140 STERLING OAKS COURT, BRENTWOOD, TENNESSEE 37027

PARCEL NO. 172.05-0B-052.00

True Copy Certification

I, Will Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Pinellas

Personally appeared before me, Jocelyn K. Brown, a notary public for this county and state, Will Jackson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JOCELYN K. BROWN
MY COMMISSION # DD 712856
EXPIRES: September 9, 2011
Bonded Thru Notary Public Underwriters

Notary's Signature

My Commission Expires: September 9, 2011
Notary' Seal (if on paper)