THIS INSTRUMENT PREPARED UPON INFORMTION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE EXAMINATION

Map and Parcel 131060D52300CO

This Instrument Prepared By:
Paul T. Nowak, Jr.
Yost Robertson Nowak, PLLC
133 Holiday Court, Suite 208
Franklin, Tennessee 37067
(615) 790-9678

SEND TAX STATEMENTS TO:
NO CHANGE

New Owner:
Jayant P. Shenai, Sunita J. Shanai
and Anjali Monic Shenai
523 Belair Way
Nashville, TN 37215

Mortgage Holder:
SunTrust Mortgage, Inc.
P. O. Box 57208
Irvine, CA 92619

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, receipt and legal sufficiency of which are hereby acknowledged, JAYANT P. SHENAI AND SUNITA J. SHENAI, "Grantors" do convey, devise, grant and quitclaim unto ANJALI MONIC SHENAI "Grantee", her heirs and assigns forever, a ten percent (10%) undivided interest, same representing a five percent (5%) undivided interest from each of our remaining interest, in and to the following real property located in Davidson County, Tennessee, and being described as follows:

Being that certain condominium apartment unit known as United 523 on the plan of Burton Hills Townhomes, Village of Belair, Phase I, created under Title 66, Chapter 27, Sections 101, et seq., T.C.A., and as established pursuant to Master Deed at Book 6690, page 70, as amended at Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, and Book 9398, page 43, together with the By-Laws (as amended) and Exhibits (as amended) to said Master Deed and amendments, all as of record in the Register's Office for said County, together with all fixtures, wall coverings, appliances, carpets and floor coverings, and/or other improvements therein (all as previously agreed), and with the undivided interest in the General and Limited Common Elements appurtenant thereto, all to which reference is hereby made the the same incorporated herein for a complete description of said Unit and of the conveyance hereby made (all herein referred to as the "Property", "Tract or parcel of land", and/or "Unit").

Being the same property conveyed to Jayant P. Shenai and Sunita J. Shenai, a ½ interest each as tenants in common, by deed of Michelle L. Reeder, of record at Instrument No. 20040412-0041035, Register's Office of Davidson County, Tennessee.

After this conveyance Grantors will own a remaining 40% undivided interest and Grantee will own a 60% undivided interest in said property.

BILL GARRETT, Davidson County
Trans:T20110030734 DEEDQC
Recvd: 05/24/11 08:59 3 pgs
Fees:17.00 Taxes:0.00
20110524-0039533

The Grantors shall remain fully liable with respect to the indebtedness owed to SunTrust Mortgage, Inc. and hereby agree to hold Anjali Monic Shenai, her heirs and assigns, harmless from said liability.

IN WITNESS WHEREOF, this instrument is executed this the 23 day of May, 2011.

Jayant P. Shenai
JAYANT P. SHENAI

Sunita J Shenai
SUNITA J. SHENAI

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jayant P. Shenai and Sunita J. Shenai, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 23rd day of MAY, 2011.

Carol T. Nowak
Notary Public

PAUL T. NOWAK, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

6-28-2014

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, is ZERO Dollars ($0.00).

AFFIANT

Sworn to and subscribed before me this 23rd day of May, 2011.

NOTARY PUBLIC

GAIL P. LUTTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3-17-2014