BILL GARRETT, Davidson County
Trans:T20140002200 DEEDQC
Recvd: 01/10/14 10:40 3 pgs
Fees:17.00 Taxes:0.00
20140110-0002738

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

| | |
|---|---|
| ADDRESS NEW OWNER: | ANISH NAJHAWAN<br>2252 Edge-O-Lake<br>Nashville, Tennessee 37013 |
| SEND TAX BILLS TO: | SAME |
| MAP-PARCEL NOS. | Parcel 07507026500 |
| Prepared by: | Douglas L. Waterman, Attorney at Law, PLLC<br>Dba Advantia Law Group, TN<br>2561 Oak Forest Drive<br>Antioch, Tennessee 37013 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Shawn Najhawan**, an unmarried man, (herein "Grantor") by these presents do hereby quitclaim and convey unto **Anish Najhawan**, (herein "Grantee") its successors and assigns, all of my interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF.

This is improved property, known as 708 Rachels Trail, Hermitage, Tennessee 37076

Said property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the premises. 2012 Davidson County Taxes are being assumed by the Grantee.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 31 day of October 2012.

**Shawn Najhawan**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Shawn Najhawan,** an unmarried man, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of October 2012.

Diane T. Waterman
Notary Public

My Commission Expires: July 8, 2013

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 31 day of October 2012.

Diane T. Waterman
Notary Public

My Commission Expires:

July 8, 2013

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 40B, on the plan of Rachels Square, as shown on plat of record in Plat Book 5200, Page 623, as amended in Book 6250, Page 540, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property acquired by the party of the first part, pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated August 15, 2012, and recorded as Instrument No. 20120904-0079437 in the Register's Office for Davidson County, Tennessee.