BILL GARRETT, Davidson County
Trans:T20140013205 DEEDQC
Recvd: 02/25/14 15:08 3 pgs
Fees:17.00 Taxes:0.00
20140225-0016190

THIS INSTRUMENT PREPARED BY:

Ben M. Rose, Esq.
The Law Offices of Ben M. Rose, PLLC
Post Office Box 1108
Brentwood, Tennessee 37024
615-390-6806

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Ajeya K. Upadhyaya 2000 Lindell Avenue Nashville, TN 37203	Same	95-11, 179 95-11, 190

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 10.00

Affiant –

Sworn to and subscribed to before me this 21 day of October, 2013.

TERESA A. TIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Notary Public

My Commission Expires: 01/20/2014

FOR AND IN CONSIDERATION OF the sum of $10.00, cash in hand, paid by the hereinafter named GRANTOR, TARUN N. SURTI, TRUSTEE, by these presents does hereby quitclaim and convey to AJEYA K. UPADHYAYA, all of the rights, title and interest in and to certain tracts and parcels of land in Davidson County, Tennessee, described as follows, to wit:

Property known as 610 McGavock Pike (95-11, 179)
Two Tracts of land in the Third Civil District of Davidson County, Tennessee described as follows:

Tract No. I:

Being a triangular shaped tract of land bounded on the easterly side of McGavock Pike, on the northerly side by the A. G. Merritt lands and on the westerly side by Lots 23, 24 and 25 on the Plan of Merry Oaks, Section II of as of record in Book 2133, Page 8, Register's Office for said County, and containing .9 acres, more or less.

Tract No. II:

BEING Lot Nos. 23 and 24, on the Plan of Merry Oaks Subdivision, Section II as of record of Book 2133, Page 8, Register's Office for said County.

BEGINNING on the easterly margin of Merry Oaks Drive at the corner of Lot Nos. 24 and 25; thence with the line between said two lots, easterly 161.3 feet; thence south 5 degrees 10' west 177 feet; thence south 23 degrees 47' west 20.7 feet; thence south 10 degrees 17' west 38.5 feet; thence south 17 degrees 47' west 86 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, southwesterly 36.1 feet to the beginning of another curve; thence around said curve having a radius of 45 feet, northwesterly 39.2 feet to the easterly margin of Merry Oaks Drive; thence with the same, northerly 246.1 feet to the beginning.

AND

Property known as 608 McGavock Pike (95-11, 190)
Being part of Tract No. 3 on the Subdivision of the Merritt Farm, a map of which is of record in Book 547, Page 68, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the Southwest corner of said Tract No. 3 running thence northwardly, along the Westerly line of said Tract No. 3., 595.6 feet, more or less, to the Southwest corner of a 2.2 acres tract conveyed to Robert G. Northern and wife, Betty D. Northern by Ida C. Merritt by deed of record in Book 2030, page 286, Register's Office; thence with the southerly line of said 2.2 acres tract South 82^0 23' East 361 feet, more or less, to the center of McGavock Pike (formerly Merritt Lane); thence Southwesterly, with the center of said McGavock Pike or Merritt Lane, 699 feet, more or less, to the southerly boundary line of said Tract No. 3, the southwesterly corner of the lot conveyed to Stokely D. Merritt by deed of record in Book 2015, page 466, said Register's Office; thence with said Southerly boundary line North $87\text{-}1/2^0$ West 107.2 feet, more or less, to the beginning, containing approximately 3.6 acres.

These conveyances are subject to all easements, restrictive covenants, if any, shown on Book 9585, Page 932, and Book 3788, Page 204, of the Register's Office for Davidson County, Tennessee, and any other matters which might affect the property, Grantor's intent being only to convey whatever interest in the property he has.

IN WITNESS WHEREOF, Grantor has set its hand this 21st day of October, 2013.

CURRENT SOURCE OF TITLE # 20140117 0005023
and 20140109 0002349

TARUN SURTI, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON) Wilson at large

Before me, Teresa Tichenor, a Notary Public in and for said State and County, personally appeared Tarun Surti, Trustee, the within-named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 21st day of October, 2013.

TERESA A. TICHENOR
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Teresa A Tichenor
Notary Public

My Commission Expires: 01/20/2014