THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150083868 DEEDQC
Recvd: 10/02/15 08:56 2 pgs
Fees:12.00 Taxes:0.00
20151002-0100248

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Paul Ankuda 828 Sandworth Cove Antioch, TN 37013	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	164 10 0A 269.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **BHAVINI PATEL-ANKUDA**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **PAUL ANKUDA**, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 124, Final Plat, Village Five, Summerfield Subdivision, as shown on plat of record in Instrument No. 20051103- 0133115, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul Ankuda and Bhavini Patel-Ankuda, husband and wife, by Warranty Deed from Mary H. Leech, unmarried, of record on 09/19/2013, at in Instrument No. 20130919-0098830, Register's Office for Davidson County, Tennessee.

This is improved property known as **828 Sandworth Cove, Antioch, Tennessee 37013.**

This conveyance is subject to any and all relevant easements of record, covenants, conditions, or restrictions and the like of record, zoning restrictions, and other matters of record or of law.

Witness my hand this 1 day of September, **2015**:

Bhavini Patel-Ankuda
Bhavini Patel-Ankuda

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BHAVINI PATEL-ANKUDA**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1 day of September, 2015:

IDRIS DOSKY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11/5/2018

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A) &(E) (2003).