BILL GARRETT, Davidson County
Trans:T20160021930 DEEDQC
Recvd: 03/17/16 11:35 2 pgs
Fees:12.00 Taxes:0.00
20160317-0025397

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY PARTIES. NO TITLE WORK WAS REQUESTED. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

Subscribed and sworn to before me this 16 day of March, 2016.

NOTARY PUBLIC

My commission expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY
RECORD & RETURN TO:
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29249SP

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mahan Investments, Inc., a Tennessee corporation 3036 Whitland Crossing Drive Nashville, TN 37214	NEW OWNER	063-02-0-106.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Puneet Mahan, a married man, ("Grantor(s)")**, by these presents, quitclaim, grant and convey unto **Mahan Investments, Inc., a Tennessee corporation, ("Grantee(s)")** their heirs, successors and/or assigns, all their right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 142, on the Plan of Nawakwa Hills, Powwow Addition, Section 4, of record in Book 974, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to PNC Bank, National Association, by Substitute Trustee's Deed from Rubin Lublin Suarez Serrano TN LLC, recorded on July 25, 2011 in Instrument No. 20110725-0056607, Register's Office for Davidson County, Tennessee.

Also Being the same property conveyed to Puneet Mahan by Special Warranty Deed from PNC Bank, National Association, dated November 21, 2011 and recorded on November 29, 2011 in Instrument No. 20111129-0092548, Register's Office for Davidson County, Tennessee.

Subject property has never been the principal residence of the Grantor or his spouse.

FOR INFORMATION PURPOSES ONLY
Property Address: 1515 Ocoee Trail, Madison, TN 37115

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officer(s)) on this the 16 day of March, 2016.

Puneet Mahan

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 16th day of March, 2016, before me personally appeared Puneet Mahan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My commission expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY