BILL GARRETT, Davidson County
Trans:T20160026824 DEEDQC
Recvd: 04/04/16 09:58 3 pgs
Fees:18.00 Taxes:740.00
20160404-0031605

This Instrument Prepared By:
John T. Cook, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL: |
|---|---|---|
| Tarun N. Surti, Trustee<br>5928 Westheimer Drive<br>Brentwood, TN 37027 | Same | 09511017900<br>09511019000. |

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter-named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, I, Ajeya K. Upadhyaya, (hereinafter referred to as the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto Tarun N. Surti, Trustee of the Surti Children 1997 Trust dated April 28, 1997 (hereinafter referred to as the "Grantee"), his successors and assigns, all of the Grantor's interest in certain real property being commonly known as 608 and 610 McGavock Pike, Nashville, Tennessee 37214 and being more particularly described as follows, to-wit:

As to 610 McGavock Pike –

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, 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 in 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.

INCLUDED IN BUT EXCLUDED FROM the foregoing description is the following described property:

From the beginning, said point being on the existing eastern right-of-way of Merry Oaks Drive, further described as being 24.86 feet right of Merry Oaks Drive centerline station 3+55/24 as shown

on the plans for McGavock Pike (Project No. 90-R-4) developed for the Metropolitan Nashville Department of Public Works by Hart-Freeland-Roberts, Inc.

Thence, N 05-11' 59" W for 96.53 feet to the beginning of a curve, said curve having central angle 045-29' 07" radius 25.00 feet, chord bearing S 29-11' 49" E and chord distance 19.33 feet. Along said curve for an arc distance of 19.85 feet to the end of the curve being the beginning of a curve. Said curve having central angle 104-51' 50", radius 50.00 feet, chord bearing S 00-29'32"W, and chord distance 79.26 feet. Along the said curve for an arc distance of 91.51 feet to a point, being the Point of Beginning, containing 1,433.77 square feet more or less.

The above describes a right-of-way for roadway purposes on the property belonging to Luther O. Tunstall, et ux. The property is shown on Map 95-11, Parcel 179 and recorded in Deed Book 4398, Page 269, Register 's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Tarun N. Surti, Trustee for Vivek Surti and Zarna Surti with full power to sell, transfer, convey, lease, mortgage or encumber without joinder of any beneficiary, by Deed dated January 26, 1995 from Mir Ali and wife, Anjum Ali, of record in Book 9585, Page 932, Register's Office for Davidson County, Tennessee. Said property having been sold in Tax Sale in Final Decree Confirming Sale, of record in Instrument No. 20121212-0114511, said Register's Office, dated November 16, 2012. The property was divested out of Surti, Tarun N., Trustee, and any and all unknown heirs-at-law or devisees and vested in Nandita Bhuva and Bharat Bhuva, subject to the equity of redemption. Said property having been redeemed in Decree for Redemption, of record in Instrument No. 20140117-0005023, said Register's Office, dated January 17, 2014. The property was divested out of Nan Bhuva and vested in Surti, Tarun, Trustee. The said Tarun N. Surti, Trustee, then conveyed the property to Ajeya K. Upadhyaya by Quit Claim Deed, of record in Instrument 20140225-0016190, said Register's Office, dated October 21, 2013.

As to 608 McGavock Pike –

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 comer 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 acre tract conveyed to Robert G. Northern and wife, Betty D. Northern by Ida C. Merritt by deed of record in Book 2030, Page 286, said Register's Office; thence, with the southerly line of said 2.2 acre tract South 82° 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 87-1/2° West 107.2 feet, more or less, to the beginning, containing approximately 3.6 acres.

BEING all of the same property conveyed to Tarun Surti, Trustee for Vivek Surti, a minor, and Zarna Surti, a minor, with full power to sell, transfer and convey, lease, mortgage or encumber without the joinder of any beneficiary, by Deed dated September 7, 1995 from Mary Hamlett Myers, unmarried, of record in Book 9788, Page 204, Register's Office for Davidson County, Tennessee. Said property having been sold in Tax Sale in Final Decree Confirming Sale, of record in Instrument No. 20121212-0114514, said Register's Office, dated November 16, 2012. The property was divested out of Surti, Tarun N., Trustee, and any and all unknown heirs-at-law or devisees and vested in Nandita Bhuva and Bharat Bhuva, subject to the equity of redemption. Said property having been redeemed in Decree for Redemption, of record in Instrument No. 20140109-0002349, said Register's Office, dated December 19, 2013. The property was divested out of Nan Bhuva and vested in Surti, Tarun, Trustee. The said Tarun N. Surti, Trustee, then conveyed the property to

Ajeya K. Upadhyaya by Quit Claim Deed, of record in Instrument 20140225-0016190, said Register's Office, dated October 21, 2013.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

**IN WITNESS WHEREOF**, the Grantor has caused his name to be affixed hereto on this 30 day of March, 2016.

A K Upadhyaya
Ajeya K. Upadhyaya

**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 Ajeya K. Upadhyaya, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that She executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 30 day of March, 2016.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1.28.2019

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

The actual consideration for this transfer is $200,000.

Affiant

Sworn to and subscribed before me on this 24 day of March, 2016.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public
My Commission Expires: