Davidson County DEEDQC
Recvd: 11/09/16 14:09 2 pgs
Fees:12.00 Taxes:0.00
20161109-0118679

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF October, 2016. Notary Public COMMISSION EXPIRES: 7/4/20 (AFFIX SEAL)

151126

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 400, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
1382 Rural Hill Rd Unit 313 Trust (Name)	**Same as Owner**	**163 02 0C 313.00**
1382 Rural Hill Road, #313 (Address)		
Antioch, Tennessee 37013		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Kalairaja Chinnaveerappan, a married person**, hereinafter referred to as Grantor, hereby quitclaims to **Vinodh Sekaran Parthasarathy as Trustee of the 1382 Rural Hill Rd Unit #313 Trust Dated March 28th, 2015**, hereinafter referred to as Grantee, his heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Unit No. 313, on the plan of Autumn Ridge Town Homes, Phase 2, filed as Exhibit to and established by, the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-002295, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common areas/elements appurtenant to said Unit as set forth in said Master Deed, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Kalairaja Chinnaveerappan, a married person, by Warranty Deed from Tiffany J. Birchfield, a single person, dated April 15, 2015 and recorded April 23, 2015 as Instrument No. 20150423-0036538 in said Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein. This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantors. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 1382 Rural Hill Road, #313, Antioch, TN 37013

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 25th day of October, 2016.

Kalairaja Chinnaveerappan

STATE OF CA
COUNTY OF Santaclara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Kalairaja Chinnaveerappan, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 25th day of Oct, 2016.

Pavneet Singh
NOTARY PUBLIC

My commission expires: Aug 20th 2017

PAVNEET SINGH
COMM. # 2034479
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
COMM. EXPIRES AUG. 20, 2017

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY