Davidson County DEEDQC
Recvd: 11/17/16 12:57 4 pgs
Fees:22.00 Taxes:0.00
20161117-0121398

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

Box 14

ADDRESS NEW OWNER(S) AS FOLLOWS:
Induben M. Tailor, Trustee
5928 Westheimer Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
Same

MAP/PARCEL:
09511017900.

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, Induben M Tailor, Trustee of the Surti Children 1997 Trust dated April 28, 1997, (hereinafter referred to as the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto Induben M. Tailor, Trustee of the Surti Children 2016 Trust (hereinafter referred to as the "Grantee"), her successors and assigns, all of the Grantor's interest in certain real property being commonly known as 610 McGavock Pike, Nashville, Tennessee 37214 and being more particularly described as follows, to-wit:

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 part 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. The said Ajeya K. Upadhyaya then conveyed the property to Induben M Tailor, Trustee of the Surti Children 1997 Trust dated April 28, 1997, by Quitclaim Deed of record in Instrument No. 20161116-0121068, said Register's Office.

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 15th day of November, 2016.

Induben M. Tailor

Induben M. Tailor, Trustee

STATE OF ~~TENNESSEE~~ Kentucky]
COUNTY OF ~~DAVIDSON~~ Warren]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Induben M. Tailor, 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,~~ Bowling Green, Kentucky this 15 day of November, 2016.

NOTARIAL SEAL
NICOLE PARKS
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 06-17-2019
ID # 5[illegible]

Nicole Parks
Notary Public
My Commission Expires: 6-17-19

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-

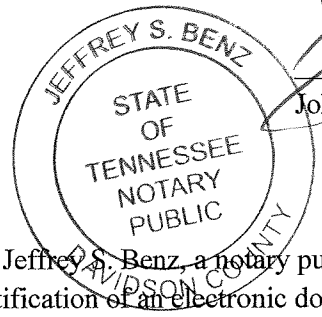
Affiant

Sworn to and subscribed before me on this 16 day of November, 2016.

Notary Public
My Commission Expires:

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

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019