When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

AFTER RECORDING RETURN TO:
CHIRANTHANI SUMANASEKERA
3613 CROSSBROOKE DRIVE
NASHVILLE, TN 37221
File No. 01-16083833-03T

Davidson County DEEDQC
Recvd: 01/09/17 09:15 6 pgs
Fees:32.00 Taxes:0.00
20170109-0002034

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 141 06 0C 037.00

Record 18th
80576844

QUIT CLAIM DEED

THIS DEED made and entered into on this 14 day of December, 2016, by and between **CHIRANTHANI SUMANASEKERA, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS MARRIED, JOINED IN EXECUTION BY HER EX-SPOUSE, PETER RUSTIN HARRIS**, a mailing address of 3613 CROSSBROOKE DRIVE, NASHVILLE, TN 37221, hereinafter referred to as Grantor(s) and **CHIRANTHANI SUMANASEKERA, AN UNMARRIED WOMAN**, a mailing address of 3613 CROSSBROOKE DRIVE, NASHVILLE, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, have this day remise, release, quitclaim and conveyed to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3613 CROSSBROOKE DRIVE, NASHVILLE, TN 37221

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Being the same property conveyed to CHIRANTHANI SUMANASEKERA, A MARRIED WOMAN in a Warranty Deed from BARBRA DE LA MERCED, MARRIED recorded under DOCUMENT NO. 20140624-0054887, recorded on 06/24/2014 in DAVIDSON County, TENNESSEE.

Peter Rustin Harris joins in to convey any right, title or interest he may have in the above described property as the former spouse of Chiranthani Sumanasekera.

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

I, LATHA PARAMESWARAN do hereby make oath that I am a ~~licensed attorney~~ and/or 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.

Signature

State of Minnesota

County of Ramsey

Personally appeared before me, Xong Vang, a notary public for this county and state, LATHA PARAMESWARAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

XONG VANG
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

MY COMMISSION EXPIRES: January 31, 2017

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 14 day of December, 2016.

CHIRANTHANI SUMANASEKERA

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, CHIRANTHANI SUMANASEKERA, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 14 day of December, 2016.

Malcolm H. Butler
Notary Public
My Commission expires: 1-11-2017

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN WITNESS ~~WHEREOF~~, the said Grantor(s) has/have signed and sealed this deed, this 14 day of December, 2016.

PETER RUSTIN HARRIS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, PETER RUSTIN HARRIS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 14 day of December, 2016.

Malcolm H. Butler
Notary Public
My Commission expires: 1-11-2017

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

VALUATION AFFIDAVIT

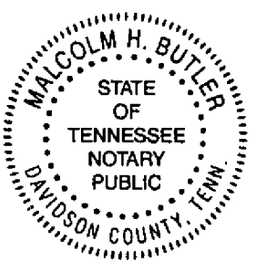
I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 14 day of December, 2016.

Malcolm H. Butler
Notary Public
My Commission Expires: 1-11-2017



Name and address for person(s) responsible for taxes:

CHIRANTHANI SUMANASEKERA
3613 CROSSBROOKE DRIVE
NASHVILLE, TN 37221

Name and address of property owner:

CHIRANTHANI SUMANASEKERA
3613 CROSSBROOKE DRIVE
NASHVILLE, TN 37221

EXHIBIT A

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 31, RIVERBRIDGE COMMUNITY, PHASE 1A, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20030213-0019997, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

TAX ID NO: 141 06 0C 037.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: BARBRA DE IA MERCED, MARRIED
GRANTEE: CHIRANTHANI SUMANASEKERA, A MARRIED WOMAN
DATED: 06/19/2014
RECORDED: 06/24/2014
DOC#/BOOK-PAGE: 20140624-0054887

ADDRESS: 3613 CROSSBROOKE DR, NASHVILLE, TN 37221

END OF SCHEDULE A

