THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT FILE #: 16109509**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 10 day of January, 2016. 2017 Notary Public My Commission Expires:

SHIRA HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner: Prashant Dogra and Bhavna Dogra, Trustees 9958 Winecrest Rd San Diego, CA 92127	Send Tax Bills To: New Owner	Tax Information: 075120F04200CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Prashant Dogra and Bhavna Dogra, husband and wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Prashant Dogra and Bhavna Dogra, Trustees of the Dogra Family Trust dated July 13th, 2016** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land located in Davidson County, Tennessee being Lot 42 AKA Unit 327, Tulip Cove Townhomes, as shown on Plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Prashant Dogra and Bhavna Dogra, husband and wife by Warranty Deed from Jessica Lynn Teel, an unmarried woman, recorded on the 2nd day of November 2016 in Instrument No. 20161102-0115950, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 735 Tulip Grove Road Unit 327 Hermitage, TN 37076.

BILL GARRETT, Davidson County
Trans:T20170003273 DEEDQC
Recvd: 01/12/17 13:25 2 pgs
Fees:12.00 Taxes:0.00
20170112-0003696

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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, Grantor has executed this instrument on this 2 day of JANUARY, ~~2016~~ 2017 (PD)

Prashant

Prashant Dogra

Bhavna

Bhavna Dogra

STATE OF CA)

COUNTY OF San Diego)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Prashant Dogra and Bhavna Dogra,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of Jan ~~2016~~ 2017 (AV)

Notary Public

My Commission Expires: 7-18-2019

