BILL GARRETT, Davidson County
Trans:T20170003669 DEEDQC
Recvd: 01/13/17 10:41 4 pgs
Fees:22.00 Taxes:0.00
20170113-0004185

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Poonam R. Bery 117 Vaughns Gap Road Nashville, TN 37205	New Owner	129-07-0-038.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RAKESH BERY**, a married man, ("Grantor"), does hereby quitclaim and convey unto **POONAM BERY**, a married woman, ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 12th day of January, 2017.

[Signature page to Quitclaim Deed]

GRANTOR:

Rakesh Bery

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Rakesh Bery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes herein contained.

WITNESS my hand and seal, at office, this 12th day of January, 2017.

Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 12th day of January, 2017.

Notary Public

My Commission Expires:

1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

EXHIBIT A

Legal Description

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of West Meade Farms, Inc., Section V, as of record in Book 1213, Page 37, Register's Office for said County.

Said Lot 22 is described as beginning at a point on the southwesterly side of Vaughn's Gap Road, at the common corner of Lots 21 and 22; thence with the line between said lots, southwesterly 319.4 feet to a point; thence southeasterly 164.5 feet to a point on the northwesterly margin of a 50 foot unnamed road or street; thence with the margin of the same, northeasterly 295 feet to the beginning of a curve; thence along said curve, northerly 39.3 feet to the margin of Vaughn's Gap Road; thence with the margin of the same northwesterly 144 feet to the beginning.

Being the same property conveyed to Rakesh Bery and Poonam Bery, by deed of record, in Instrument No. 20100528-0041247, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 117 Vaughns Gap Road, Nashville, Tennessee 37205.