Davidson County DEEDQC
Recvd: 01/25/17 16:15 4 pgs
Fees:22.00 Taxes:0.00
20170125-0008371

Commitment Number: T8F16001714-HQ

After Recording, Send To:
Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Rajkannan Kanagarajan and **Suchita Kannan**, 214 38th Ave North, Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 10401022400

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Kanakaraj R. Chandragandhdevi A/K/A Rajkannan Kanagarajan and **Sujatha Dhandapani A/K/A Suchita Kannan**, husband and wife, whose mailing address is **214 38th Ave North, Nashville, TN 37209**, hereinafter grantors, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Rajkannan Kanagarajan** and **Suchita Kannan**, husband and wife, hereinafter grantees, whose tax mailing address is **214 38th Ave North, Nashville, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS: A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit: Land in Davidson County, Tennessee, being Lot No. 132 and the Northerly 12 feet of Lot 131 on the Map of West Grove subdivision, of record in Book 421, Page 109, register's office for said County. Said Lot and part of said Lot front together 62 feet on the easterly side of 38th Avenue North and run back between parallel lines 160 feet to an alley. SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD. Being the same

property as conveyed to Kanakaraj R. Chandragandhdevi and wife, Sujatha Dhandapani, from Linda Mallory Forehand and husband Wayne P. Forehand, dated November 15, 2007, Recorded on November 28, 2007, Instrument no. 20071125-0138105, Davidson County Records. For informational purposes only: 214 38th Avenue North, Nashville, TN 37209 Tax Parcel # 10401022400
Property Address is: 214 38th Ave North, Nashville, TN 37209

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was recorded at 20071128-0138105 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 10401022400

Executed by the undersigned on 01/20/, 2017:

Kanakaraj R. Chandragandhdevi A/K/A Rajkannan Kanagarajan

Sujatha Dhandapani A/K/A Suchita Kannan

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 20th 2017 by **Kanakaraj R. Chandragandhdevi A/K/A Rajkannan Kanagarajan** and **Sujatha Dhandapani A/K/A Suchita Kannan** who are personally known to me or have produced Driver's Licences as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

CORBIN PHARRIS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 11-01-2020

Notary Public Corbin Pharris
exp 11/1/20

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 132 and the Northerly 12 feet of Lot 131 on the Map of West Grove subdivision, of record in Book 421, Page 109, register's office for said County. Said Lot and part of said Lot front together 62 feet on the easterly side of 38th Avenue North and run back between parallel lines 160 feet to an alley.

SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

Being the same property as conveyed to Kanakaraj R. Chandragandhdevi and wife, Sujatha Dhandapani, from Linda Mallory Forehand and husband Wayne P. Forehand, dated November 15, 2007, Recorded on November 28, 2007, Instrument no. 20071125-0138105, Davidson County Records.

For informational purposes only: 214 38th Avenue North, Nashville, TN 37209

Tax Parcel # 10401022400

True Copy Certification

I, Rebecca Horton, 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.

Rebecca Horton
Signature

State of RI
County of Kent

Personally appeared before me, Nicholas F. Iarocci a notary public for this county and state, Rebecca Horton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-18
Notary' Seal (if on paper)

NICHOLAS F. IAROCCI
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES
JUNE 26, 2018