Davidson County	DEEDQC
Recvd: 03/30/17 14:23	3 pgs
Fees:17.00 Taxes:0.00	
20170330-0031181	

QUITCLAIM DEED

FROM: Shreyas S. Joshi **TO: Vidhi S. Joshi & Shreyas S. Joshi**

This instrument prepared by Vidhi S. Joshi, 2214 Knowles Ave., Nashville, TN 37204

NEW OWNERS:	*SEND TAX BILL TO:*	*MAP-PARCEL:*
Shreyas S. Joshi Vidhi S. Joshi 2214 Knowles Avenue Nashville, TN 37204	same	105140C00800CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and for other good and valuable consideration, receipt of which is hereby acknowledged and deemed sufficient, and for the express purpose of creating a tenancy by the entireties in Shreyas S. Joshi and wife Vidhi S. Joshi, I, **Shreyas S. Joshi**, Grantor by these presents do hereby quitclaim and convey unto **Shreyas S. Joshi** and **Vidhi S. Joshi**, husband and wife, Grantees, their successors and assigns, the following described tract or parcel of land, in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2214 on the plan of Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, section 27-101 et seq., as amended, Tennessee Code annotated, as established by Declaration of Covenants, Conditions and Restrictions of the Park at Melrose Townhomes, a Horizontal Property Regimes with Private elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Registrar's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown in Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994 Register's Office for Davidson County, Tennessee for a more and complete description identification and description of said unit.

Being the same property conveyed to Shreyas S. Joshi from H. Rodes Hart Jr. of record in Instrument 20110527-0040689 Register's Office for Davidson County, Tennessee.

This is improved property known as 2214 Knowles Avenue, Nashville, TN 37204.

Said property is conveyed subject to such liens, encumbrances and restrictions as may affect the property.

WITNESS my hand this 11 day of March, 2017.

Shreyas S. Joshi

Vidhi S. Joshi

Rec 17002.15

FIDELITY NATIONAL TITLE

STATE OF INDIANA
COUNTY OF ELKHART

Personally appeared before me, Marilyn Reed, a Notary Public in and for said County and State, the within named Shreyas S. Joshi, the Bargainor, with whom I am personally acquainted, or who proved identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Elkhart, Indiana, this 11th day of March, 2017

MARILYN REED
Notary Public
St. Joseph County, State of Indiana
Commission Expires May 17, 2017

Marilyn Reed
Notary Public

My commission expires: 5/17/2017

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

CHRISTOPHER J POELLOT
Official Seal
Notary Public – State of Illinois
My Commission Expires Feb 17, 2021

Affiant

Sworn and subscribed to before me this 17th day of MARCH, 2017.

Christopher J. Poellot
Notary Public

My commission expires: 2/17/21

****

MARILYN REED
Notary Public
St. Joseph County, State of Indiana
Commission Expires May 17, 2017

MR

I, Allison Pisarczyk, do hereby make an 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.

Allison Pisarczyk

Allison Pisarczyk, Recording Specialist

STATE OF IL
COUNTY OF Cook

Personally appeared before me, Bryan Riccio, a notary public for this county and state, Allison Pisarczyk who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



"OFFICIAL SEAL"
BRYAN RICCIO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/1/2018

Bryan Riccio

My Commission Expires: 07/01/2018