This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County DEEDQC
Recvd: 04/11/17 14:05 3 pgs
Fees:17.00 Taxes:0.00
20170411-0035413

State of TN }
County of Williamson

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

William D. Hinton Sheetal Jhaveri
Affiant Signature

Subscribed and sworn to before me on this the 5 day of April, 17.

Tonya Greer
Notary Public

My Commission expires 7/2/17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires July 02, 2017

NAME AND ADDRESS OF PROPERTY OWNER:
Sheetal Y. Jhaveri
1101 Shelby Avenue
Nashville, TN 37206
SEND TAX BILLS TO:
Sheetal Y. Jhaveri
1101 Shelby Avenue
Nashville, TN 37206
MAP AND PARCEL NUMBER: 08313022000

QUITCLAIM DEED

17NT00074

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged we,

SHEETAL Y. JHAVERI AND HUSBAND, DEAN HINTON

By these presents do remise, release and **QUITCLAIM** unto

SHEETAL Y. JHAVERI

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 177, ON THE PLAN OF EAST EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 147, SAID REGISTER'S OFFICE AND FURTHER DESCRIBED AS FOLLOWS:

SAID LOT NO. 177 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHELBY AVENUE, (FORMERLY LEE STREET) AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF ELEVENTH STREET, FORMERLY AVENUE, 170 FEET TO AN ALLEY.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYED IS THAT TRACT CONVEYED TO THE NASHVILLE HOUSING AUTHORITY BY CLERK'S DEED OF RECORD IN BOOK 3399, PAGE 584, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF SHELBY AVENUE; THENCE WITH A LINE BARING NORTH 6 DEGREES 54 MINUTES EAST, A DISTANCE OF 13.8 FEET; THENCE WITH A LINE BEARING SOUTH 75 DEGREES 58 MINUTES EAST, A DISTANCE OF 50.4 FEET TO THE EASTERLY MARGIN OF THE ABOVE MENTIONED PROPERTY; THENCE WITH THE EASTERLY MARGIN WHOSE BEARING IS SOUTH 6 DEGREES 54 MINUTES WEST, A DISTANCE OF 7.5 FEET TO THE NORTHERLY MARGIN OF SHELBY AVENUE; THENCE WITH THE NORTHERLY MARGIN WHOSE BEARING IS NORTH 83 DEGREES 06 MINUTES WEST, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SHEETAL Y. JHAVERI AND HUSBAND, DEAN HINTON BY WARRANTY DEED FROM KELLEY CONSTRUCTION, LLC AS RECORDED 3-28-11 AS INSTRUMENT NO. 20110328-0023841.

This is improved property commonly known as 1101 SHELBY AVE., NASHVILLE, TN 37206.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5 day of April, 17.

SHEETAL Y. JHAVERI

State of TN }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SHEETAL Y. JHAVERI,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of April, 17.

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires July 02, 2017

My Commission expires: 7/2/17.

DEAN HINTON

State of TN }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DEAN HINTON,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of April 17.

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires July 02, 2017

My Commission expires: 7/2/17.

Certificate of Authenticity

I, Edward A. Cooper, 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 Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY