BILL GARRETT, Davidson County
Trans:T20170044513 DEEDQC
Recvd: 05/25/17 10:32 2 pgs
Fees:12.00 Taxes:0.00
20170525-0052075

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP / PARCEL NUMBER (S)**
Sukhvinder Kaur	**Owner**	
(NAME) **1702B 15th Avenue South**	(NAME)	105-05-0C-002.00-CO
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SURINDRA PAL, UNMARRIED, and SUKHVINDER KAUR, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **SUKHVINDER KAUR, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THIER RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Unit B, Edgehill Retreat Townhomes, as shown particularly described on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions and filed in Instrument No. 20111006-0077884, Register's Office of Davidson County, TN, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Surindra Pal and Sukhvinder Kaur, who at the time of the conveyance were married, by Warranty Deed from Stacey L. Melling, in Instrument No. 20150918-0094920, Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 18, 2015.

This conveyance is subject to:

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20111 006-0077884, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Easement(s) of record as Instrument No. 20100928-0077137, in the aforesaid Register's Office.
- Homeowners Association Charter of record in Instrument Number 20111014-0080161, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5772, Page 616, Instrument No. 20110829-006641 and Instrument No. 20120319-0023278, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Restrictions of record in Book 4220, Page 723 and in Book 6236, Page 263 (Edgehill Urban Renewal Project), in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as **1702B 15th Avenue S, Nashville, Tennessee 37212.**

Witness my hand this 19 day of May, 2017

Surindra Pal

Sukhvinder Kaur

STATE OF Tennessee
COUNTY OF Davidson

On this the 19 day of May, 2017, before me personally appeared Surindra Pal, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19 day of May, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the ____ day of May, 2017, before me personally appeared Sukhvinder Kaur, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19 day of May, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212