QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/02/17 15:53 3 pgs
Fees:17.00 Taxes:0.00
20170602-0055462

STATE OF Tennessee }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23 DAY OF May, 2017.

NOTARY PUBLIC

My Commission expires: _____

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

THIS INSTRUMENT PREPARED BY:

Broker Title & Escrow, LLC 1404 17th Avenue South, Nashville, TN 37212

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Amy Mohan	New owner	06213000100
1405 East Riverwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

Anand Mohan, the Grantor

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Amy Mohan, Single Woman, the Grantee

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 12 feet of Lot No. 2, the westerly 88 feet of Lot No. 3, and the easterly 100 feet of the westerly 248 feet of the southerly part of Lot No. 5 on the Map showing Subdivision of Lot No. 30 in Riverwood Subdivision, as of record in Book 843, page 28, Register's Office for said county, described as follows:

Beginning on the northerly margin of East Riverwood Avenue, formerly a 40 foot unnamed street at a point 136.75 feet west of the westerly margin of Brush Hill Road; thence with the northerly margin of said Avenue, westwardly 100 feet to a point, 12 feet west of the corner of Lot Nos. 2 and 3; thence northwardly and parallel with the line between said two lots, 185 feet to the southerly line of Lot No. 5, said point being the southeast corner of the property conveyed to A.O. Dumont and wife, by deed from C.W. Tuley, Trustee, of record in Book 1157, page 228, said Register's Office, continuing in the same direction and with the easterly line of said Dumont property 78 feet, in all 263 feet, to the southerly line of the property conveyed to Charles W. Jones, Jr. and wife, by deed from C.W. Tuley, Trustee, of record in Book 1151, page 331, said Register's Office; thence with the southerly line of said Jones' property eastwardly 100 feet to the northwest corner of the property conveyed to Helen Weems Smith by deed from C.W. Tuley, Trustee, of record in Book 1160, page 142, said Register's Office; thence with said Smith's westerly line, southwardly 77 feet, more or less, to the northerly line of Lot No. 3, continuing in the same direction 185 feet, in all 262 feet, more or less, to the beginning.

Being the same property conveyed to Anand Mohan, a married person and Amy Mohan, a married person by Warranty Deed from Robert G. Ridner and wife, Sheila H. Ridner dated May 10th, 2012 and recorded May 11th, 2012 in Instrument No. 20120511-0040900, said Register's Office, Davidson County, TN.

This is improved (X) property, known as: **1405 East Riverwood Drive Nashville,TN 37216**
(House Number) (Street) (City) (State) (Zip)

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 my hand this the 23 day of May 2017.

Anand Mohan

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF Tennessee }
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Anand Mohan**, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ___ day of _____ 2017.

My Commission expires:

_____

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017