BILL GARRETT, Davidson County
Trans:T20170064458 DEEDQC
Recvd: 07/27/17 10:39 3 pgs
Fees:17.00 Taxes:0.00
20170727-0076098

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Ave, Ste 105

Nashville, TN 37203

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 24th day of July, 2017.

Notary Public

My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kabir Sandhu 220 38th Avenue North Nashville, TN 37209	First Community Mortgage, Inc. 275 Robert Rose Dr. Murfreesboro, TN 37129	104-01-0-219.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Tashi Sandhu,** ("Grantor") do hereby quitclaim and convey unto **Kabir Sandhu, an unmarried man**, ("Grantee"), his heirs and assigns, all of the my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 137 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 109, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and more particular description of said property.

Being the same property conveyed by Warranty Deed from Pamela J. Dieffenbauch, married,to Tashi Sandhu, a single person, as recorded on the 15th day of October, 2004 in Instrument No. 20041015-0124176, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Tashi Sandhu to Kabir Sandhu, as to a one-half (1/2) undivided interest, and to Tashi Sandhu, as to a one-half (1/2) undivided interest, as tenants in common, as recorded on the 23rd day of February, 2015 in Instrument No. 20150223-0015420, in the Register's Office of Davidson County, Tennessee.

Subject property has never been the principal or marital residence of Grantor, her spouse, or dependents as defined by statute.

This is ☒ improved or ☐ unimproved property located at: **220 38th Avenue N., Nashville, Tennessee 37209**.

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of July, 2017.

GRANTOR:

Tashi Sandhu

--THIS DOCUMENT MUST BE NOTARIZED – SEE ATTACHED NOTARY ACKNOWLEDGMENT--

COUNTRY OF CANADA
PROVINCE OF BRITISH COLUMBIA
STATE/COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tashi Sandhu, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20 day of July, 2017.

Notary Public

My Commission ~~expires~~: 15 for life.

ROBERT C. ELLINGTON
NOTARY PUBLIC
103 – 1006 FORT STREET
VICTORIA BC. V8V 3K4

