Prepared from Information provided without the benefit of a Title Search

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this 20th day of **July, 2017.**

Notary Public

My Commission Expires: 4/5/18

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 08/02/17 15:43 3 pgs
Fees:17.00 Taxes:0.00
20170802-0078914

QUITCLAIM DEED

Address New Owner:
Poonam Bery, Pooja Bery & Kabir Bery
117 Vaughns Gap Road
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Numbers:
11515009200
104-02-3-A 004.00CO
129-07-0-038.00
175-04-0A-035.00

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Poonam Bery, married** by these presents does hereby transfer and quitclaim and convey unto **Poonam Bery and Pooja Bery and Kabir Bery, tenants in common with the right of survivorship,** her successors and assigns, all of her rights, title, and interest in and to the following described tract of land:

Property 6300 Jocelyn Hollow Road, Nashville, TN 37205

LAND in Davidson County, Tennessee, being Lot No. 72 on the Plan of West Meade Farms, Inc., Section "D" as of record in Book 1835, Pages 40 & 41, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northerly margin of Jocelyn Hollow Road at the corner of Lots Nos. 72 and 73; thence along said Road easterly 200 feet to a concrete monument; thence around a curve 39.3 feet to a concrete monument in the westerly margin of Brook Hollow Road; thence with said road northerly 375 feet to a concrete monument; thence in a westerly direction 225 feet to the corner of Lots Nos. 72 and 73; thence with the line between said lots southerly 400 feet to the beginning.

BEING the same property conveyed to Poonam Bery by Quitclaim deed from Rakesh Bery of record in Instrument No. 20170621-0062228, Register's Office for Davidson County, Tennessee.

3200 Long Boulevard #4, Nashville, TN 37203

Real Estate located in Davidson County, Tennessee, described as follows:

Unit No. 4 of 3200 Long Boulevard Townhomes, as shown of record in Master Deed in Instrument Number 20050209-0015285, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete legal description.

Being the same property conveyed to Poonam Bery, married by deed from Deutsche Bank Trust Company Americas as Trustee of record in Instrument No. 20080903-0090155, Register's Office for Davidson County, Tennessee.

117 Vaughns Gap Road, Nashville, TN 37205

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of West Meade Farms, Inc., Section V, as of record in Book 1213, Page 37, Register's Office for said County.

Said Lot 22 is described as beginning at a point on the southwesterly side of Vaughn's Gap Road, at the common corner of Lots 21 and 22; thence with the line between said lots, southwesterly 319.4 feet to a point; thence southeasterly 164.5 feet to a point on the northwesterly margin of a 50 foot unnamed road or street; thence with the margin of the same, northeasterly 295 feet to the beginning of a curve; thence along said curve, northerly 39.3 feet to the margin of

Vaughn's Gap Road; thence with the margin of the same northwesterly 144 feet to the beginning.

Being the same property conveyed to Poonam Bery by Quitclaim Deed from Rakesh Bery of record in Instrument No. 20170113-0004185 in the Register's Office of Davidson County, Tennessee.

414 Yosemite Court, Antioch, TN 37013

Land in Davidson County, Tennessee, being all of Lot No. 13A, on the Final Plat, Park Place Subdivision. Phase I, as shown by plat appearing of record in Instrument No. 20010129-0008516, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Poonam R. Bery by Quitclaim Deed from Rakesh Bery of record, in Instrument No. 20170113-0004186 in the Register's Office of Davidson County, Tennessee.

Sanitary Sewer and Drainage Easement of record in Book 11491, Page 719 and in Book 11539, Page 799; Storm Water Detention Agreement of record in Book 11672, Page 447; Master Deed and By- Laws of record in Instrument No. 20010214-0014161, as re-recorded in Instrument No. 20010702- 0069590, and in Instrument No. 20011019-0114191, as re-recorded in Instrument No. 20011212- 0136927; Tennessee Valley Authority Easement of record in Deed Book 435, Page 507; Right-of-way Agreement to Nashville Gas of record in Book 5897, Page 191; all matters shown on plat of record in Instrument No. 20010129-0008516; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

WITNESS my hand this 29th day of **July, 2017.**

Poonam Bery

Poonam Bery

STATE OF Tennessee)
COUNTY OF Davidson)

On this 20th day of **July, 2017**, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Poonam Bery** the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS my hand this 20th day of **July, 2017.**

Theresa L. Smith

Theresa L. Smith Notary Public

My Commission Expires: 11/5/2018

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, I. Dyke Tatum, 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.

I. Dyke Tatum
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Theresa L. Smith, a notary public for this county and state, I. Dyke Tatum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa L. Smith
Notary's Signature

My Commission Expires: 11/5/2018.

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.