Bill Garrett Davidson County
Batch# 31115 DEEDQC
11/29/2017 02:26:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171129-0121810

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
104 Woodmont Boulevard, Ste 100
Nashville, Tennessee 37205

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT BENEFIT OF TITLE EXAMINATION
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ila McDermott Chandan Shyamji 123 Trellis Way Goodlettsville, TN 37072	SAME

TAX MAP-PARCEL NUMBERS: 33-3-B-26CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration and for the express purpose of creating a joint tenancy with right of survivorship, the undersigned, **Chandan Shyamji,** married, **as Grantor,** by these presents does hereby transfer, quitclaim and convey unto **Christy W. Ivey, Trustee, Trustee's** successors and assigns, all of **Grantor's** right, title and interest, if any, in and to the following described real property, **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Dry Creek Farms, Section 2, of record in Inst. No. 20040421-0045040, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Chandan Shyamji, a married woman, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation, dated December 17, 2004 and recorded December 29, 2004, of record as Inst. No. 20041229-0154269, Register's Office for Davidson County, Tennessee.

Hasmukh Shyamji, spouse of Chandan Shyamji, joins in execution of this instrument in order to convey any marital interest he may have in the subject property.

Description Reference: The **property is described according to the recorded subdivision plan of record.**

This is improved property, known as: 123 Trellis Way, Goodlettsville, TN 37072.

And now, I, the said **Christy W. Ivey, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer, quitclaim and convey unto **Ila McDermott and Chandan Shyamji, as joint tenants with right of survivorship,** as **Grantee, Grantee's** heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

WITNESS THE EXECUTION HEREOF on this 29th day of November, 2017.

Chandan Shyamji
Chandan Shyamji

Hasmukh Shyamji

Christy W. Ivey, Trustee

State of Tennessee

County of Davidson

On this 29th day of November, 2017, before me the undersigned authority, personally appeared **Chandan Shyamji and Hasmukh Shyamji**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

On this 29th day of November, 2017, before me the undersigned authority, personally appeared **Christy W. Ivey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

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State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Affiant

Sworn and subscribed before this the 29th day of November, 2017.

Notary Public

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018