Bill Garrett Davidson County
Batch# 40630 DEEDQC
12/21/2017 03:35:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171221-0130320

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Subir Guha and Noridia Mauras, Trustees,
Guha-Mauras Family Revocable
Living Trust Agreement
2120 Sunset Place
Nashville, TN 37212

Send Tax Bills To:
New Owners

Map and Parcel No.
104-15-0-234-00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Subir Guha and Noridia Mauras, husband and wife,** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Subir Guha and Noridia Mauras, Trustees, Guha-Mauras Family Revocable Living Trust Agreement dated December 15, 2017** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Lots 6 & 7 and a Portion of Lot 5 Linden Place 3 Lot Minor Plat of record in Plat Book 20130509-0046903, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Subir Guha and Noridia Mauras, husband and wife**, by Warranty Deed dated April 29, 2016, from **LVH, LLC, a Tennessee limited liability company**, recorded in Instrument No. 20160504-0043904, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record as Instrument Number 20130509-0046903, Register's Office of Davidson County, Tennessee.
- Restrictive Covenants of record in Book 1174, Page 279, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: **2120 Sunset Place, Nashville, TN 37212.**

(Description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 15th day of December, 2017.

Subir Guha

Noridia Mauras

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Subir Guha**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2017.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Noridia Mauras**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2017.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 15th day of December, 2017.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY