Bill Garrett Davidson County
Batch# 40630 DEEDQC
12/21/2017 03:35:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171221-0130321

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
2120 Sunset Place
Nashville, TN 37212

Send Tax Bills To:
New Owners

Map and Parcel No.
103120CO2400CO

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, **Noridia Mauras, married** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Subir Guha and Noridia Mauras, as Tenants by the Entirety** ("Grantees"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Unit No. 24 as shown on the plat of 3831 Condominium of record in Book 5200, page 302, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of 3831 Condominium Association, as described in Book 5699, page 857, et seg., said Register's Office.

Being the same property conveyed to **Noridia Mauras, married**, by Warranty Deed dated May 18, 2012, from **May Heflin and Somer J. Mishu, as tenants in Common**, recorded in Instrument No. 20120518-0043422, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) All matters appearing on plan of 3831 Condominium of record in Book 5200 Page 302, Register's Office for Davidson County, Tennessee. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5699 Page 874. Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed" establishing a horizontal property regime of 3831 Condominiums and recorded in Book 5699 Page 874, Register's Office for said county. 3) Bylaws for 3831 Condominium Homeowners Association of record in Book 5699 Page 874. 4) Charter of 3831 Homeowner's association of record in Book 5701 Page 292.

This is improved property known as: **3831 West End Ave., Unit 24, Nashville, TN 37205.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 15th day of December, 2017.

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 **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