Bill Garrett Davidson County
Batch# 52604 DEEDQC
01/29/2018 11:23:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180129-0008946

THIS INSTRUMENT PREPARED BY AND UPON RECORDING RETURN TO:

Jonathan R. Burns, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Sarla Kumar
Affiant

Subscribed and sworn to before me, this the 26th day of January, 2018.

Notary Public

My Commission Expires: 7/8/2019

JONATHAN R. BURNS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON
My Comm. Expires July 8, 2019

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarla Tandon Kumar and Raj Kumar Devika Kumar 1301 Lone Oak Circle Nashville, TN 37215	Same	131070L00200CO

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SARLA TANDON KUMAR, a married person ("Grantor"), has bargained and sold, and by these presents does transfer and convey to SARLA TANDON KUMAR and RAJ KUMAR, a married couple, as tenants by the entirety (the "Grantees"), their heirs and representatives, one hundred percent (100%) of her ninety percent (90%) interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit B of Belmont Park Terrace Townhomes, a Horizontal Property Regime with Private Elements, located on Lone Oak Circle, in Nashville, Davidson County, Tennessee, and described in the Declaration of Convents, Conditions and Restrictions for Belmont Park Terrace Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument #20051230-0156862, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Belmont Park Terrace Townhomes, a Horizontal Property Regime with Private Elements, contained in the said

Declaration, the plan filed as Exhibit "B" to said Declaration appearing in instrument #20051230-0156862, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Sarla Tandon Kumar, a married woman, as to a 90% Undivided Interest, and Devika Kumar, an unmarried woman, as to a 10% undivided interest, as tenants in common, by Warranty Deed from Devika Kumar, an unmarried woman, dated April 29, 2013, and recorded as Instrument Number 20130515-0049026 in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1301 Lone Oak Circle, Nashville, Tennessee 37215.

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

Preparers Note: This deed and the legal description contained herein has been drawn from information provided to the preparer without the benefit of a title search. Preparer has not done a title search.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of January, 2018.

Sarla Kumar
Sarla Tandon Kumar

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarla Tandon Kumar, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26TH day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 7/8/2019

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 8, 2019