QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 74357 DEEDQC
03/28/2018 11:24:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180328-0028936

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sukhvinder Kaur (NAME)	**Same** (NAME)	
1702B 15th Avenue South (ADDRESS)	(ADDRESS)	**105-05-0C-002.00-CO**
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SUKHVINDER KAUR, WIDOWED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **SUKHVINDER KAUR, WIDOWED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Unit B, Edgehill Retreat Townhomes, as shown particularly described on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions and filed in Instrument No. 20111006-0077884, Register's Office of Davidson County, TN, to which plan reference is hereby made for a more particular description of said property.

BEING THE SAME PROPERTY CONVEYED TO **SURINDRA PAL AND SUKHVINDER KAUR** BY QUITCLAIM DEED FROM **SUKHVINDER KAUR** OF RECORD IN INSTRUMENT NUMBER 20171229-0132334, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

THE SAID SURINDRA PAL AND SUKHVINDER KAUR HAVING ACTUALLY BEEN MARRIED AT THE TIME OF CONVEYANCE. THE PRIOR DEED OF RECORD **20171229-0132334** ERRONIOUSLY REFERENCED THEM AS UNMARREID BUT THEY WERE IN FACT MARRIED AT THE TIME.

THE SAID **SURINDRA PAL** HAVING SINCE DIED INTESTATE ON MARCH 1, 2018 SAID PROPERTY VESTING IN **SUKHVINDER KAUR** AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) **unimproved**
(X) **improved** property known as: **1702B 15th Avenue S, Nashville, Tennessee 37212**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 20th day of March, 2018.

Sukhvinder Kaur
Sukhvinder Kaur

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sukhvinder Kaur**, the within named bargainor, 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 and official seal, this the 20th day of March, 2018.

Katherine Vincent
Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212