Prepared by and Returnable to:
Robert C. Ashworth, Attorney at Law
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 186189 DEEDQC
01/18/2019 04:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190118-0005595

QUITCLAIM DEED TO CREATE A TENANCY BY THE ENTIRETY PURSUANT TO T.C.A. Sec. 66-1-109

Address of New Owner	Send Tax Bill To:	Map & Parcel:
Pankaj Bhatt and Parulben Joshi 1856 Looking Glass Lane Nolensville, TN 37135	New Owner	161-09-0A-009.00 CO

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, and for the express purpose of creating an Estate by the Entireties, **PANKAJ BHATT**, hereinafter called **"GRANTOR"**, has this day bargained and sold, and does hereby quitclaim and convey unto **PANKAJ BHATT and wife, PARULBEN JOSHI**, hereinafter called **"GRANTEES"**, their heirs and assigns, all of Grantor's right, title, and interest, if any, in and to certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 4707 (a/k/a Unit 16), as shown on the plan of Brighton Village, a Horizontal Property Regime, filed as Exhibit "E" to and established by the Master Deed of record in Instrument 200801170005582, and as amended by Instrument 200808080081965, and by Instrument of Correction recorded 201105200038914, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.
>
> Being the same property conveyed to Pratibha Bhatt, a single woman, by Warranty Deed from Kevin Alonso and wife, Meredith James Alonso, of record as Instrument No. 20140707-0059368, Register's Office for Davidson County, Tennessee. The said, Pratibha Bhatt a/k/a Pratibha Shirish Bhatt, having since died intestate on or about August 25, 2017 leaving Pankaj Bhatt and Prashant Shirish Bhatt, as her heirs at law. See Affidavit of Heirship of record in Instrument No. 20181024-0105382, said Register's Office. Being further conveyed to Pankaj Bhatt, by quitclaim deed from Prashant Shirish Bhatt of record in Instrument No. 20181024-0105383, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4707 Brighton Village Drive, Nashville, TN 37211.** The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. No title search was requested or conducted. Said property is conveyed subject to all limitations, restrictions and encumbrances

as may affect the property. The legal description is drawn from recorded documents/been supplied by a third party and the Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of January, 2019.

Pankaj Bhatt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Pankaj Bhatt,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 2019.

Hillary Torrence
Notary Public

My commission expires: 12/05/2020

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me, this 18th day of January, 2019.

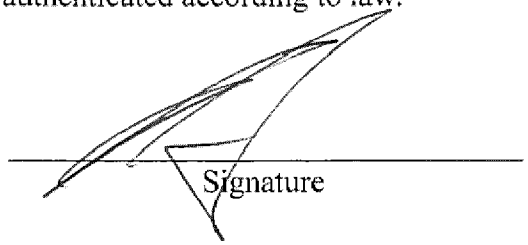
Hillary Torrence
Notary Public

My Commission Expires: 12/05/2020

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Robert C. Ashworth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Signature

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Robert C. Ashworth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3/3/19

