After Recording Please return to:

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File Number: **19350322**

Prepared by: **Jenny Hatch**

Karen Johnson Davidson County
Batch# 203020 DEEDQC
03/07/2019 10:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190307-0020996

MAIL TAX BILLS TO: Sandeep and Ankita Mishra
266 New Sawyer Brown Rd.,Nashvillle,TN,37331

(Space Above This Line For Recording Data)

Quit Claim Deed

This Quit Claim Deed made this 7 **day of** Feb, **20**19, between **Sandeep Kumar Mishra married to Ankita Mishra and Sanjeev K. Mishra married to Snehal Mishra,** whose post office address is **266 New Sawyer Brown Road, Nashville, TN, 37221** grantors, and **Sandeep Kumar Mishra and wife Ankita Mishra ,** whose post office address is **266 New Sawyer Brown Road, Nashville, TN, 37221**, grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Davidson **County, Tennessee**, to-wit:

The following real property located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the southerly portion of Lot No. 13, Zone Lot Division, Stacy Square Townhomes, Stacy Square, Section 7, of record in Book 5200, Page 438 and amended in Book 5200, page 467, Register's Office for Davidson County, Tennessee.

Said southerly portion of Lot No. 13, which is a corner lot, fronts 35 feet on the southeasterly margin of (New) Sawyer Brown Road and fronts 147.43 feet on the Northeasterly margin of an undesignated right of way, said frontages being joined by a curve having a length of 40.25 feet on the northeasterly line and 18 feet on the easterly line to a point of intersection.

Tax Id: 128 14 0 221.00

Being that parcel of land conveyed to Sanjeev K. Mishra from Shri L. Mishra by that deed dated 9/5/2017 and recorded 9/12/2017 in deed Document No. 20170912-0093286, of the Davidson County, TN public registry.

Being that parcel of land conveyed to Sandeep Kumar Mishra and Shri L. Mishra, tenants in common from The Walderine Freeman Living Trust dated September 5, 2000 by that deed dated 12/5/2014 and recorded 12/11/2014 in deed Document No. 20141211-0113622, of the Davidson County, TN public registry.

Signed, sealed and delivered in our presence:

Sanjeev K. Mishra

Snehal Mishra

State of TN

County of Davidson

The foregoing instrument was acknowledged before me this 7th day of Feb, 2019, by **Sanjeev K. Mishra and Snehal Mishra** who is personally known to me or has produced TNDL as identification.

NEAL ENGESETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Printed Name: Neal Engesetter

My Commission Expires: My Commission Expires November 8, 2022

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sandeep Kumar Mishra

Sandeep Kumar Mishra

Ankita Mishra

State of Tennessee

County of Davidson

The foregoing instrument was acknowledged before me this 22nd day of February, 2019, by **Sandeep Kumar Mishra and Ankita Mishra** who is personally known to me who has produced TN Drivers License as identification.

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leigh S. Smith

Notary Public

Printed Name: Leigh S. Smith

My Commission Expires: 7/27/20

(To be completed by the Grantee)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10.00

Affiant Jennifer Swisher

STATE OF Pennsylvania
COUNTY OF Alllegheny

The foregoing instrument was acknowledged before me on MARCH 5, 2019 by **Jennifer W. Swisher** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Tracy L Suter
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

220-TN-V3

True Copy Certification

I, Cheryl L. Bowley, 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 Virginia

County of Henrico

Personally appeared before me, [Name of Notary] Deborah Baldwin, a notary public for this county and state, [name of person making certification] Cheryl L. Bowley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/30/2019

Notary' Seal (if on paper)

DEBORAH M. BALDWIN NOTARY PUBLIC MY COMMISSION NUMBER 273779 COMMONWEALTH OF VIRGINIA