# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 251426 DEEDQC
07/02/2019 09:50:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190702-0064345

JUSTIN HALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY (and return to):**

**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) |
|---|---|---|
| **Shirish S Deshpande and Sarah Miller** | ~~Same~~ Shirish Deshpande and Sarah Miller | |
| (NAME) | (NAME) | |
| **413 Hollydale Drive** | 3980 Lawing Dr. | **106-16-0-032-00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, Tennessee 37217-1415** | Nashville, TN 37207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**SHIRISH S DESHPANDE** ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

**SHIRISH S DESHPANDE, UNMARRIED AND SARAH MILLER, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP** ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF HILL-N-DALE ACRES OF RECORD IN PLAT BOOK 2900, PAGE (S) 33 AND 34, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.**

**BEING THE SAME PROPERTY CONVEYED TO SHIRISH S DESHPANDE, BY WARRANTY DEED FROM WILLIAM CALDWELL, OF RECORD IN INSTRUMENT NUMBER 20161121-0122519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**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 **improved** property known as: **413 Hollydale Drive, Nashville, TN 37217-1415**

Witness our hands this the 27 day of June, 2019.

**SHIRISH S DESHPANDE**

STATE OF TN )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHIRISH S DESHPANDE**, 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 and official seal, this the 27 day of June, 2019.

Notary Public
My Commission Expires:

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021