QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of OCTOBER, 2019.

Notary Public

Commission Expires 9-7-20

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 298947 DEEDQC
10/10/2019 09:24:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191010-0103864

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Kajanthini Kanagarathneswaran et al 2742 Gossett Trail Nashville, TN 37221	Wells Fargo Bank, N. A. 56 NE Sycamore Lees Summit, MO 64086	141030C04600CO

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **KAJANTHINI KANAGARATHNESWARAN, A MARRIED WOMAN, AND KANAGASABAI KANAGARATHNESWARAN, A MARRIED MAN** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey a one-half (1/2) undivided interest unto **KAJANTHINI KANAGARATHNESWARAN AND VELMURUGU SURESHKUMAR, WIFE AND HUSBAND, as tenants by the entireties as to such one-half (1/2) undivided interest** (hereinafter included as "Grantee" and also referred to as "Grantee Spouses"), and a one-half (1/2) undivided interest unto **KANAGASABAI KANAGARATHNESWARAN, A MARRIED MAN** (hereinafter included as "Grantee" and also referred to as "Individual Grantee"), with Grantee Spouses being tenants in common with Individual Grantee, and vice versa, with Grantee Spouses having a right of survivorship interest as to the tenancy in common interest of Individual Grantee, and Individual Grantee having a right of survivorship interest as to the tenancy in common interest of the Grantee Spouses upon the death of the survivor of the Grantee Spouses, in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 46 of Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, Amended in Instrument Number 20190130-0009015, Scrivener's Affidavit in Instrument No. 20190325-0026836, Depiction of Property attached as Exhibit "A-1", Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as "Exhibit "B". Said Unit being Depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Grantor by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, recorded in Instrument No. 20190830-0087562, Register's Office for Davidson County, Tennessee.

This is improved property known as 2742 Gossett Trail, Nashville, TN 37221.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is further subject to the lien of the Deed of Trust of record in Instrument No. 20190830-0087563, Register's Office for Davidson County, Tennessee.

IN ITNESS WHEREOF, we have hereunto set our hands this 9th day of October, 2019.

K. Kajanthini

KAJANTHINI KANAGARATHNESWARAN, Grantor

KANAGASABAI KANAGARATHNESWARAN, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named **KAJANTHINI KANAGARATHNESWARAN** and **KANAGASABAI KANAGARATHNESWARAN**, the within named bargainors, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, further upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2019.

Commission Expires: 9-7-20

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Signature

My Commission Expires: September 7, 2020