# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 307234 DEEDQC
10/28/2019 03:40:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191028-0110488

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 28th DAY OF August 2019

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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) |
|---|---|---|
| **The Louise J. Yuan Revocable Trust and The Bharat C. Mirchandani Revocable Trust** | **Same** | |
| (NAME) **30 Clearview Road** | (NAME) **27 Balmoral Park #13-27** | **04306034400 04306034500** |
| (ADDRESS) **Whitehouse Station, NJ, 08889** | (ADDRESS) **Singapore 259855** | |
| (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 CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BHARAT CHELLARAM MIRCHANDANI AND LOUISE JIA CHYI YUAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY **THE LOUISE J. YUAN REVOCABLE TRUST AND THE BHARAT C. MIRCHANDANI REVOCABLE TRUST, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Parcel A:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resub of Lots 9 and 23 on the Unrecorded Plan of Anderson Estates of record in Plat Book 5190, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel B:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resub of Lots 9 and 23 on the Unrecorded Plan of Anderson Estates of record in Plat Book 5190, Page 112, 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 Bharat Chellaram Mirchandani and Louise Jia Chyi Yuan by Warranty Deed from Nix and Roosevelt, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180904-0087114, Register's Office for Davidson County, Tennessee, dated August 31st, 2018, and recorded on September 4th, 2018.

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

property known as **300 Nix Drive (A, B, C, & D); Madison, Tennessee 37115**
(House Number) (Street) (City or Town) (Postal Zip)

Witness my hand this the 16th day of ~~August~~ Sept Bem, 2019.

BHARAT CHELLARAM MIRCHANDANI

LOUISE JIA CHYI YUAN

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

REPUBLIC OF SINGAPORE )
CITY OF SINGAPORE ) S.S.
EMBASSY OF THE )
UNITED STATES OF AMERICA)

Personally appeared before me, the undersigned, ~~a Notary Public in and for said County and State,~~ BHARAT CHELLARAM MIRCHANDANI AND LOUISE JIA CHYI YUAN, the within named bargainors, ~~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 16th day of August, 2019.

**Adriana Peng**
Consular Associate
U.S. Embassy Singapore

~~Notary Public~~

My Commission Expires: Indefinite

THE UNITED STATES OF AMERICA
SINGAPORE

**RETURN TO:**
**Rudy Title & Escrow**
**2012 21st Avenue South**
**Nashville, TN 37212**