Prepared from information provided by the parties hereto by:

Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 343829 DEEDQC
01/15/2020 12:38:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200115-0005458

39-B
19-1214

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Urvashi Lal, a married woman and Vijay L. Lal, a married woman, as joint tenants with the rights of survivorship**, hereinafter called the **Grantor**, does hereby quitclaim and transfer unto **Vijay L. Lal, a married woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Plan of C.C. Vernon Farm Subdivision of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee, and a part of the same tract shown on the survey made by Earl Drake, dated July 27, 1934, and as revised by survey of L.I. Smith and Associates, Inc., Ronald G. Taylor, R.L.S. dated 09-10-2019, and as recorded as Instrument No. 20191030-011150, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the westerly margin of Orlando Ave. which is 650 feet northwesterly from the northerly margin of Burgis Street, and running westerly 168.49 feet to a dead line; thence northwardly at a right angle 50 feet; thence eastwardly at a right angle 170.60 feet to the westerly margin of Orlando Ave., 50 feet to the point of beginning.

Being the same property conveyed to **Urvashi Lal, a married woman and Vijay L. Lal, a married woman, as joint tenants with the rights of survivorship** by Warranty Deed from F. David Moore and wife, Elise L. Moore, dated June 17th, 2019, and recorded as Instrument No. 20190618-0058313, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The intent of this Quitclaim Deed is to vest title to said property solely in **Vijay L. Lal, a married woman.**

This is improved property, known as: 221 Orlando Avenue, Nashville, TN 37209

WITNESS THE EXECUTION HEREOF this 13 day January, 2020.

Urvashi Lal

Vijay L. Lal 1/13/20

STATE of TENNESSEE)
County of DAVIDSON)

On this 13 day of January, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Urvashi Lal, and Vijay L. Lal the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of TENNESSEE)
County of DAVIDSON)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

X Vijay Lal
Affiant

Sworn and subscribed before me on this the 13 day of January, 2020.

Notary Public

My Commission Expires: 11-3-20

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Vijay L. Lal	SAME	103-02-0-048.00CO
221 Orlando Avenue Nashville, TN 37209		