Name and Address of New Owner:
ASHOK MUNJAL
2114 Nolensville Pike
Nashville, TN 37217
Send Tax Bills To:
ASHOK MUNJAL
Same

Karen Johnson Davidson County
Batch# 364117 DEEDQC
02/27/2020 08:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200227-0021678

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 149-00-0-165.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, SAMCO, **a Partnership,** "the Grantor," convey and quitclaim unto **ASHOK MUNJAL,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
Beginning at a point in the center of the Murfreesboro Pike, the southeast corner of the "Church of Christ Lot", and running thence South 44 1/4 degrees West with the Southeastern line of said Church lot 215.3 feet to the southwest corner of said lot; thence South 43 1/2 degrees East 46.2 feet; thence South 49 1/2 degrees East 158 feet to the northwest corner of a lot of land conveyed to R. H. Luther and wife, by Deed from F. A. Carter and wife, of record in Book 747, page 642, Register's Office for said County; thence North 46 1/2 degrees East with their boundary line 62.70 feet to a stake, their Northeast corner; thence North 46 1/2 degrees East 146 feet to a stake, their northeast corner; thence North 46 1/2 degrees East 146 feet to the center of the Murfreesboro Pike, and thence North 46 3/4 degrees West with the corner of said Pike 212.4 feet to the beginning.

Being the same property conveyed to Samco, by Warranty Deed of W. F. Moss and wife, Patricia Ann Moss, formerly Patricia Moss Lutz, of record in Book 9906, page 669, Register's Office of Davidson County, Tennessee.

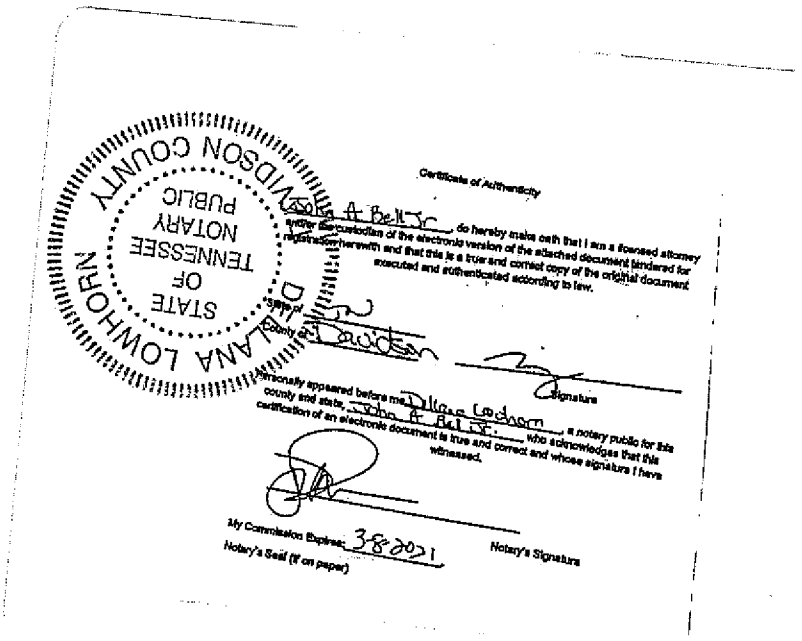
Included in the above description but to be expressly excluded therefrom is the following described property granted to the State of Tennessee by Warranty Deed of Samco, dated July 9, 1996, of record in Book 10118, page 235, said Register's Office.

Beginning at a point on the southwest existing margin of Murfreesboro Road, said point being the point of intersection between the common property line between Resolution Trust Corp and the Grantor with the southwest existing margin of Murfreesboro Road; thence with said existing margin of Murfreesboro Road southeasterly 208 feet more or less to the intersection with the common property line of Billy K. and Mary C. Cotton and the Grantor; thence with said property line South 52 degrees 31 minutes 42 seconds West 9.18 feet to the point of

intersection with the southwest proposed margin of State Project No. 19021-2230-54; thence with said proposed margin North 41 degrees 54 minutes 46 seconds West 207.26 feet to Resolution Trust. Corporation's southeast property line; thence with said property line North 46 degrees 45 minutes 42 seconds East 9.67 feet to the point of beginning, containing 1877.1 square feet.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATE OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.



IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 31st day of January, 2020.

_____(SEAL)
ASHOK MUNJAL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **ASHOK MUNJAL as Manging Member for SAMCO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31st day of January, 2020.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-8-2022

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 31st day of January, 2020.

DELANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3-8-2021

File # 2019-796