Karen Johnson Davidson County
Batch# 371320 DEEDQC
03/12/2020 10:01:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200312-0027703

Prepared by and Returnable to:
Ashworth Law Firm, PLLC (RCA)
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map & Parcel No.:
Viral Vibhakar and Anil L. Mehra, Trustee 900 19th Ave. S, Unit 1006 Nashville, TN 37212	New Owner	092-16-0B-101.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, **Viral Vibhakar, an unmarried man and Anil Mehra, a married man, as tenants in common**, hereinafter called **"GRANTORS,"** hereby quitclaim and convey unto **Viral Vibhakar, an unmarried man, as to an undivided 40% interest and Anil L. Mehra, Trustee of the Anil L. Mehra Trust dated June 19, 2017, and any amendments thereto, as to an undivided 60% interest, as tenants in common**, hereinafter called **"GRANTEES,"** all the right, title and interest Grantors may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 1006, Level 12, on the Plan of University Square Condominium Apartments, a Horizontal Property Regime, of record in Plat Book 6900, Page 124, and as established by the Master Deed and By-laws of record in Book 7051, page 529, amended in Book 7119, page 884, and Appointment of Successor Trustee to said Master Deed of record in Instrument No. 20100408-0026686, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners and the Bylaws of the Association owners.

Also conveyed is the right to use and occupy the parking space 26.

Being the same property conveyed to Viral Vibhakar, an unmarried man and Anil Mehra, a married man, as tenants in common, by Warranty Deed from Faith Imer and Sefika S. Aykut Imer, husband and wife, dated November 18, 2019, of record in Instrument No. 20191122-0120885, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

This is "Improved" property known as 900 19th Ave. S, Unit 1006, Nashville, TN 37212. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantors. No title search was requested or conducted. Grantors and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of MARCH, 2020.

Grantor:

Viral Vibhakar

STATE OF IL
COUNTY OF DuPage

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Viral Vibhakar**, 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, at office, this 6th day of March, 2020.

Notary Public

My commission expires: 1/30/22

TIFFANY FRANCIS
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 30, 2022

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of March, 2020.

Grantor:

Anil Mehra

STATE OF IL
COUNTY OF DuPage

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Anil Mehra**, 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, at office, this 6th day of March, 2020.

Notary Public

My commission expires: 1/30/22

TIFFANY FRANCIS
Official Seal
Notary Public – State of Illinois
My Commission Expires Jan 30. 2022

AFFIDAVIT

STATE OF IL
COUNTY OF DuPage

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 6th day of March, 2020.

Notary Public

My Commission Expires: 1/30/22

TIFFANY FRANCIS
Official Seal
Notary Public – State of Illinois
My Commission Expires Jan 30. 2022