Karen Johnson Davidson County
Batch# 378856 DEEDQC
03/27/2020 04:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200327-0033599

QUITCLAIM DEED

MAIL RECORDED DEED TO:

GAYATRI VOONA
SATISH KUMAR VOONA
1342 LISCHEY AVENUE
NASHVILLE, TN 37207

OWNER (SEND TAX BILLS TO):

GAYATRI VOONA
SATISH KUMAR VOONA
1342 LISCHEY AVENUE
NASHVILLE, TN 37207

MM-TN-101425

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GAYATRI VOONA, a married woman, joined by her spouse, SATISH KUMAR VOONA (herein, "Grantor"), whose address is 1342 Lischey Avenue, Nashville, TN 37207, hereby bargains, sells, remises, releases, quit claims and conveys to SATISH KUMAR VOONA and GAYATRI VOONA, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 1342 Lischey Avenue, Nashville, TN 37207, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1342 Lischey Avenue, Nashville, TN 37207

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 2nd day of March, 20 20.

PIN NO: 071 15 0 541.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Gayatri Voona
GAYATRI VOONA

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GAYATRI VOONA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2020.

[Affix Notary Seal]

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

India K Scruggs
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/05/2020

GRANTOR:

Voona Satish Kumar
SATISH K VOONA
SATISH KUMAR VOONA

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SATISH K. VOONA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2020

[Affix Notary Seal]

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

India K Scruggs
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/05/2020

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Williamson

The actual consideration for this transfer is _____.

Grantee:

Grantee signature: Voona Satish Kumar
SATISH K. VOONA
SATISH KUMAR VOONA

Subscribed and sworn to under oath before me, this 2nd day of March, 2020 by SATISH K. VOONA.

[Affix Notary Seal]

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/03/2020

Grantee:

Grantee signature: Gayatri Voona.
GAYATRI VOONA

Subscribed and sworn to under oath before me, this 2nd day of March, 2020 by GAYATRI VOONA.

[Affix Notary Seal]

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/03/2020

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 42 ON THE PLAN OF THE HIGHLAND LAND CO'S SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 14, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed by Instrument No. 20181001-0097057, on October 1, 2018.

PIN NO: 071 15 0 541.00

STREET ADDRESS:

1342 Lischey Avenue, Nashville, TN 37207

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, 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.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires. 6/15/21

Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY