Box 14
G32913-4

Karen Johnson Davidson County
Batch# 442537 DEEDQC
07/23/2020 08:09:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200723-0080800

QUITCLAIM DEED

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Ramegowda Sudheendra
Affiant

Subscribed and sworn to before me, this the 6th day of July, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ramegowda Sudheendra & Kavitha Sudheendra, Trustees	**"NEW OWNER"**	**081-16-0-565.00**
732 Stone Mill Circle		
Murfreesboro, TN 37130		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ramegowda Sudheendra and Kavitha Sudheendra, husband and wife, as tenants by the entirety, as to an undivided one-half interest

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Ramegowda Sudheendra and Kavitha Sudheendra, Trustees of the Sudheendra Family Revocable Living Trust Agreement U/A/D August 1, 2018, as to an undivided one-half interest

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 19th Council District of Nashville, Davidson County, Tennessee, said land being the southerly one-half of Lot 5 in the Narcissa Smith Subdivision, not of record, of Lot 176, McNairy Lots of record in Book 9, Page 1, Register's Office for Davidson County, Tennessee, described according to a boundary survey dated March 4, 2011 by Campbell, McRae & Associates, Surveying, Inc. (John Hood TN R.L.S. J1838) as follows:

Beginning at a survey nail (new) on the westerly margin of 11th Avenue North at the Northeast corner of Lot 4 in the Narcissa Smith Subdivision, not of record, of Lot 176, McNairy Lots (Book 9, Page 1, Register's Office for Davidson County, Tennessee) owned by Jesue Fleming (Instrument No. 20070813-0096691, Register's Office for Davidson County, Tennessee) said nail being located N 28 degrees 59 minutes 09 seconds W 120.0 feet from the Northwest right-of-way intersection of said 11th Avenue North and Jackson Street; thence leaving said 11th Avenue North with said Fleming S 62 degrees 09 minutes 53 seconds W 140.0 feet to an iron rod (new) in the easterly margin of an alley at said Fleming's Northwest corner; thence with the easterly margin of said alley N 28 degrees 59 minutes 09 seconds W 30.00 feet to an iron rod (new) at the Southwest corner of the William H. Buford Land (Tract II in Book 6378, Page 69, Register's Office for Davidson County, Tennessee) which is in the North 30 feet of Lot 5 of said Narcissa Smith Subdivision; thence leaving the easterly margin of said alley with said Buford N 62 degrees 09 minutes 53 seconds E 140.00 feet to a survey nail (new) in the westerly margin of said 11th Avenue North; thence with said westerly margin S 28 degrees 59 minutes 09 seconds E 30.00 feet to the point of beginning, the described land containing 4199.15 square feet or 0.10 acres, more or less.

Being the same property conveyed to Ramegowda Sudheendra and Kavitah Sudheendra, husband and wife, as tenants by the entirety, as to an undivided one-half interest (the "Entireties Interest") and Vanessa Tseng, an unmarried woman, as to an undivided one-half interest (the "Individual Interest"), with the Entireties Interest and Individual Interest, as they relate to each other, being held as tenants in common by Deed dated June 23, 2020, from Thomas Sargent, Jr. and Christine Sargent, husband and wife of record in Instrument No. 20200625-0068699 **, said Register's Office for Davidson County, Tennessee. **as corrected by Scrivener's Affidavit of record in Instrument No. 20200723-0080799

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is Improved property, known as 1007 11th Avenue North, Nashville, TN 37208.

Witness our hand(s) this 6th day of July, 2020.

Ramegowda Sudheendra.
Ramegowda Sudheendra

Kavitha Sudheendra
Kavitha Sudheendra

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ramegowda Sudheendra and Kavitha Sudheendra**, the bargainors, 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 at Nashville, Tennessee, this **6th** day of **July, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21