Karen Johnson Davidson County
Batch# 443433 DEEDQC
07/24/2020 08:59:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200724-0081461

THIS DOCUMENT PREPARED BY: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 23rd day of July 2020. Notary Public My Commission Expires: 3/7/23

CELESTE TORGERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Viraj Kaushik Parikh, Co-Trustee Aparna Frenchman, Co-Trustee 1136 Lipscomb Drive Nashville, Tennessee 37204	SAME	Map 93 Parcel 38.03

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Viraj Parikh and Aparna Frenchman, husband and wife (together the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcels of real property, hereby release, remise and quitclaim unto, Viraj Parikh and Aparna Frenchman, Co-Trustees of the Parikh-Frenchman Family Trust dated July 23, 2020, all right, title and interest of the Grantors in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS our hands on July 23, 2020.

Viraj Parikh

Aparna Frenchman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Viraj Parikh and Aparna Frenchman, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on July 23, 2020.

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 11/6/2021

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of Lea-Gran Estates, as of record in Book 2083, Page 88, Register's Office for said County.

Beginning on the northerly margin of Lipscomb Drive at the corner of Lot Nos. 1 and 2; thence with the line between said two lots, northerly 148.7 feet; thence south 85 degrees 20 feet east 35 feet to a concrete monument; thence north 12 degrees 24 feet east 128.6 feet to a concrete monument; thence south 87 degrees 23 feet east 148.6 feet to the corner of Lot Nos. 2 and 4; thence with the line between said two lots southwardly 97.4 feet to the common corner of Lot Nos. 2, 3, and 4; thence with the line between said Lot Nos. 2 and 3, southwestwardly 237.3 feet to the northerly margin of said Lipscomb Drive; thence with the same westwardly 135 feet to the beginning; subject to restrictions filed for record in Book 2277, Page 107, said Register's Office; and except recorded plan shows owner's certificate, a 75 foot setback line from Lipscomb Drive, and a 10 foot easement for public utilities along the northerly part of both side lines and across the rear line of said lot and the following No. lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Being the same property conveyed by Warranty Deed from Glenda W. Clevenger, Trustee of the Glenda W. Clevenger Living Trust and Glenda W. Clevenger, individually, dated February 10, 2016, to Viraj Parikh and Aparna Frenchman, husband and wife, as recorded on February 12, 2016, as instrument number 20160212-0013761, in the Register's Office for Davidson County, Tennessee.

The conveyance is subject to all matters appearing on the plan of record in Plat Book 2083, Page 88, said Register's Office.

This Improved property is known as 1136 Lipscomb Drive, Nashville, TN 37204