Prepared from information provided by the parties hereto by

39-B

Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 481025 DEEDQC
09/22/2020 01:41:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200922-0108695

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Vijay L. Lal,** hereinafter called the **Grantor,** does hereby quitclaim and transfer unto **Urvashi Lal, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Plan of C.C. Vernon Farm Subdivision of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee, and a part of the same tract shown on the survey made by Earl Drake, dated July 27, 1934, and as revised by survey of L.I. Smith and Associates, Inc., Ronald G. Taylor, R.L.S. dated 09-10-2019, and as recorded as Instrument No. 20191030-011150, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the westerly margin of Orlando Ave. which is 650 feet northwesterly from the northerly margin of Burgis Street, and running westerly 168.49 feet to a dead line; thence northwardly at a right angle 50 feet; thence eastwardly at a right angle 170.60 feet to the westerly margin of Orlando Ave., 50 feet to the point of beginning.

Being the same property conveyed to **Urvashi Lal, a married woman and Vijay L. Lal, a married woman, as joint tenants with the rights of survivorship** by Warranty Deed from F. David Moore and wife, Elise L. Moore, dated June 17th, 2019, and recorded as Instrument No. 20190618-0058313, Register's Office for Davidson County, Tennessee. Also having been conveyed to Vijay L. Lal, a married woman by Quitclaim Deed dated January 13, 2020, and recorded as Instrument No. 20200115-0005458, said Register's Office. Urvashi Lal is no longer a married woman.

This property is not the residence of Vijay L. Lal, her spouse or children.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The intent of this Quitclaim Deed is to vest title to said property solely in **Urvashi Lal, an unmarried woman.**

This is improved property, known as: 221 Orlando Avenue, Nashville, TN 37209

WITNESS THE EXECUTION HEREOF this 15 day September, 2020.

Vijay Lal 9/15/2020

Vijay L. Lal

Notary Acknowledgement appears on page 2 of 2

STATE of TENNESSEE)
County of DAVIDSON)

On this 15 day of September, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Vijay L. Lal the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution ~~as a free act~~ and ~~deed~~.

Notary Public

My Commission Expires: 11-3-2020



State of TENNESSEE)
County of DAVIDSON)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $0.00.

Affiant

Sworn and subscribed before me on this the 15th day of September, 2020.

Notary Public

My Commission Expires: 11-3-2020



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Urvashi Lal	SAME	103-02-0-048.00CO
221 Orlando Avenue Nashville, TN 37209		