This Instrument prepared by:

Hinson & Hinson, P.C.
Christine Sampson Hinson, Esq.
4010 Pepperwood Circle, SW
Huntsville, Alabama 35801
(256)382-5863

Karen Johnson Davidson County
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20201124-0137920

STATE OF TENNESSEE

COUNTY OF DAVIDSON

QUITCLAIM DEED

THIS INDENTURE MADE and entered into this the 18th day of September, 2020, by and between **SURRINDER DANG,** a married man, hereinafter referred to as Grantor and **NEETA KOHLI DANG, Trustees or her successors in trust of the NEETA KOHLI DANG TRUST, (an irrevocable trust), dated November 11, 2016,** hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, 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, have this day given, granted, bargained, sold, conveyed and confirmed unto the said Grantee, all his right, title and interest in all that certain lot or parcel of land situated at 3000 Vanderbilt Pl #305, Nashville, Tennessee 37212, in the County of Davidson, State of Tennessee, more particularly described to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 305 of Bristol West End, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development of record in Instrument Number 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113 and Instrument No. 20151228-0130187, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

This being the same property conveyed to Surrinder Dang by Warranty Deed by Jessica Abel on April 29, 2016 and subsequently recorded with the Davidson County, Tennessee Office of the Register of Deeds, Instrument: DB-20160503-0043066, on May 3, 2016.

This conveyance is subject to:

- Taxes for the year 2020 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of the Final Plat of Bristol Development Group Vanderbilt Place of record in Instrument Number 20060801-0093560, Register's Office for Davidson County, Tennessee.
- By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End of record in Instrument Number 20070503-0053313,

amended in Instrument Number 20070629-0077729, Instrument Number 20081016-0104201, Instrument Number 20101130-0095113 and Instrument No. 20151228-0130187, Register's Office for Davidson County, Tennessee.

- Declaration of Restrictive Covenants of record in Book 161, Page 77, Book 332, Page 8 and Instrument Number 20050105-0001970, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument Number 20040615-0070569, in the Register's Office for Davidson County, Tennessee.
- Easement for construction and access of record as Instrument Number 20060320-0031877 and re-recorded in Instrument Number 20060405-0039176, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20050603-0062976, in the Register's Office for Davidson County, Tennessee.
- Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No. BL2000-476 of record in The Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

SOURCE OF TITLE: DB-20160503-0043066

PARCEL NUMBER: 104-02-4B-305.00-CO

NO TITLE OPINION WAS REQUESTED AND NONE WAS PERFORMED. LEGAL DESCRIPTION PROVIDED BY GRANTOR.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMSTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD the same unto **NEETA KOHLI DANG, Trustees or her successors in trust of the NEETA KOHLI DANG TRUST, (an irrevocable trust), dated November 11, 2016.**

WITNESS my hand and seal this the 18th day of September, 2020.

Surrinder Dang

SURRINDER DANG

I hereby swear of affirm that the actual consideration for this transfer of the property transferred, whichever is greater is EXEMPT, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Surrinder Dang

Affiant

STATE OF ALABAMA
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,SURRINDER DANG, 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 and official seal, this the 18 of September, 2020.

Christine Simpson Dunn

Notary Public
My Commission Expires: 11/12/2023

STATE OF ALABAMA
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SURRINDER DANG, the within named Affiant , 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 and official seal, this the 18 of September, 2020.

Notary Public
My Commission Expires: 11/12/2023

Grantor:

SURRINDER DANG
4509 Ashe Drive
Huntsville, Alabama 35802

Grantee and Real Property Taxpayer:

NEETA KOHLI DANG, Trustees
or her successors in trust of the
NEETA KOHLI DANG TRUST,
dated November 11, 2016.
4509 Ashe Drive
Huntsville, Alabama 35802