THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 543494 DEEDQC
12/29/2020 03:56:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201229-0154479

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# QUITCLAIM DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Srinivasan Venkatesan<br>2147 Burns Street<br>Nashville, TN 37216 | Owner | 072-09-0-143 |

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Aarthy Srinivasan**, hereinafter called the Grantor, does hereby Quitclaim and convey unto **Srinivasan Venkatesan**, hereinafter called the Grantee, and the Grantee's successors and assigns, all of the Grantor's right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 60 feet of Lot No. 15 and the easterly 35 feet of Lot No. 16 on the Map of Bush Spain's Subdivision of Part of Zack Stull Lands of record in Plat Book 161, page 129, in the Register's Office for Davidson County, Tennessee.

Said Lots front together 95 feet on the north side of Spain Ave. and run back between parallel lines 165 feet to a dead line.

Included in the above description but excluded from this conveyance is the following described property; Land in Davidson County, Tennessee, being part of Lot No. 15 on the plan of Bush Spain's Subdivision of Part of Zack Stull Lands of record in Plat Book 161, page 129, in the Register's Office for Davidson County, Tennessee, and being triangular in shape and described as follows:

Beginning at a point in the westerly line of the property described as Tract 1 Warranty Deed to Andrew Elain Clay in Instrument Number 20031202-0173065, said point at the northwest corner of said Clay Tract 1 being 40 feet west of the northeast corner of Lot No. 15, thence westerly 12 feet to a point thence southwesterly 85 feet, more or less, to the point of beginning.

Being the same property conveyed to Aarthy Srinivasan by Warranty Deed from Eric Scherrer and Kelly Scherrer, husband and wife, recorded at Instrument No. 20201030-0127253, Davidson County Register of Deeds.

This is property commonly known as 919 Spain Avenue, Nashville, TN 37216.

**Witness the hand of the Grantor, this** 28th **day of December, 2020:**

**Aarthy Srinivasan**

**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 **Aarthy Srinivasan**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of **December, 2020:**

NOTARY PUBLIC

TERRY L HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 7.09.2024

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Aarthy Srinivasan
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF **December, 2020**:

Notary Public

My Commission Expires: 7.09.2024

TERRY L HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON