Karen Johnson Davidson County
Batch# 573898 DEEDQC
02/12/2021 11:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210212-0020269

Commitment Number: 27715670

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Navya Mereddy, _____

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 114070015.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Navya Mereddy and **Vijay Kallem**, wife and husband, whose mailing address is **7521 Oakhaven Trace, Nashville, TN 37209**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Navya Mereddy, married**, as sole and separate property, hereinafter grantee, whose tax mailing address is **7521 Oakhaven Trace, Nashville, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 7521 Oakhaven Trace, Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20200218-0017571 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 114070015.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on January 13, 2021:

Navya Mereddy
Navya Mereddy

Vijay Kallem
Vijay Kallem

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 13, 2021 by **Navya Mereddy** and **Vijay Kallem** who are personally known to me or have produced [illegible] as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 13 day of January, 2021.

Navya Mereddy
Affiant

Navya Mereddy
Print Name

(Seal)



Notary Public

My commission expires:
May 17, 2023

Anthony Flowers
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat of Oakhaven Subdivision, Section 2 of record in Plat Book 9700, Page 365 amended in Book 10902, Page 957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being part of Open Space "A" on the Final Plat of Westchase, Section 3 of record in Instrument No. 20030807-0112290, Register's Office for Davidson County, Tennessee and being more particularly described as follows: Beginning at a Concrete Monument (Old), being the northwest corner of Lot 15 on the Final Plat of Oakhaven Subdivision, Section 3 of record in Instrument No. 20080702-0068415, Register's Office for Davidson County, Tennessee; thence, following the westerly boundary of said Lot 15, South 30 Degrees 30 Minutes 00 Seconds West, 157.84 Feet to a point; thence, South 30 Degrees 16 Minutes 00 Seconds West, 52.45 Feet to an Iron Rod (Old), being the southwest corner of said Lot 15; thence, with a new line, North 10 Degrees 20 Minutes 59 Seconds East, 79.66 Feet to a point; thence, North 24 Degrees 58 Minutes 07 Seconds East, 137.25 to a point on the southerly boundary of Lot 16 of the aforementioned Oakhaven Subdivision, Section 3; thence, following the southerly boundary of said Lot 16, South 57 Degrees 56 Minutes 15 Seconds East, 40.47 Feet to the Point of Beginning, containing 5,617 Square Feet or 0.13 Acres, according to a survey by Jack Whitson, RLS No. 1732, dated December 14, 2019. Being the same parcel conveyed to Navya Mereddy and Vijay Kallem from William H. Benesh and Ann M. Benesh, by virtue of a deed dated 2/6/2020, recorded 2/18/2020, in deed as instrument no. 20200218-0017571 county of Davidson , state of Tennessee. Commonly Known as: 7521 Oakhaven Trace, Nashville, TN 37209

True Copy Cerification

I, Kevin Helbig, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Helbig
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Kevin Helbig, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries