Karen Johnson Davidson County
Batch# 764380 DEEDQC
12/01/2021 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211201-0158746

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2021. Notary Public MY COMMISSION EXPIRES: 5-2-22 (AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KARUNA JAYATHILAKE	**Same**	
(NAME)	(NAME)	
1440 West Running Brook Rd.		**092-06-0-533.00 & 092-06-0-532.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE MAP & PARCEL NOS.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KARUNA JAYATHILAKE, MARRIED ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

KARUNA JAYATHILAKE, MARRIED ("GRANTEE")

HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I:

BEING LOT NO. 32 IN A. ROTH'S SUBDIVISION OF LOTS 21 AND 22 BOYD MCNAIRY TRACT, AS OF RECORD IN BOOK 57, PAGE 147 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 32 FRONTS FIFTY (50) FEET ON THE EASTERLY SIDE OF 27TH AVENUE NORTH (NOW LENA STREET), AND EXTENDS BACK EASTWARDLY BETWEEN PARALLEL LINES ONE HUNDRED AND SIXTEEN (116) FEET TO A 10 FOOT ALLEY.

BEING THE SAME PROPERTY CONVEYED TO KARUNA JAYATHILAKE, MARRIED, BY WARRANTY DEED FROM JAMES R. SPERANCE, III, MARRIED, FILED FOR RECORD ON 2/22/2018 AS INSTRUMENT NUMBER 20180222-0016786, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:

PART OF LOT NO. 33 ON THE PLAN OF A. ROTH SUBDIVISION OF LOT NO. 22 OF THE BOYD MCNAIRY TRACT OF RECORD IN BOOK 57, PAGE 147, R.O.D.C., TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE, BEING THAT PART (APPROXIMATELY 30 FEET BY 110 FEET) OF LOT NO. 33 REMAINING AFTER METRO'S TAKING PARTS THEREOF FOR THE WIDENING OF BOOKER AND LENA STREETS.

BEING THE SAME PROPERTY CONVEYED TO KARUNA JAYATHILAKE, MARRIED, BY WARRANTY DEED FROM JAMES R. SPERANCE, III, MARRIED, FILED FOR RECORD ON

2/22/2018 AS INSTRUMENT NUMBER 20180222-0016786, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Tract 1 improved property: 722 Lena Street, Nashville, TN 37208

Tract 2 unimproved property: 726 Lena Street, Nashville, TN 37208

Witness our hands this the 24 day of November, 2021.

KARUNA JAYATHILAKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KARUNA JAYATHILAKE** ,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 24 day of November, 2021.

Notary Public
My Commission Expires:



True Copy Certification

I, **Ryan Terrell**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/24/2021 (Date of Document).

Affiant

11/24/2021
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 24th day of November, 2021.

Briana Gage
Notary

(Seal)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

MY COMMISSION EXPIRES: _____