Karen Johnson Davidson County
Batch# 766476 DEEDQC
12/03/2021 08:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211203-0160281

Commitment Number: 28264326
Seller's Loan Number: 104178262

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, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Raman Vij and **Shikha Vij**, 788 Gloucester Ln., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
141-05-0A-249-00

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.

Raman Vij who incorrectly took title as Raman Vig and **Shikha Vig**, husband and wife, whose mailing address is **788 Gloucester Ln., Nashville, TN 37221**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Raman Vij** and **Shikha Vij**, husband and wife, as joint tenants, hereinafter grantees, whose tax mailing address is **788 Gloucester Ln., Nashville, TN 37221**, 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: 788 Gloucester Ln., Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20140415-0031496 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 141-05-0A-249-00

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 4/27, 2021:

Raman Vij who incorrectly took title as Raman Vig

Shikha Vig Vij

STATE OF TN
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on April 27, 2021 by **Raman Vij who incorrectly took title as Raman Vig** and **Shikha Vig** who are personally known to me or have produced TN DL's 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.

GINA PARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires
10/20/24

State of TN
County of Williamson

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 27 day of April, 2021.

GINA PARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Seal)

Affiant

RAMAN VIJ
Print Name

Notary Public

My commission expires:
10/20/24

Gina Parris
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot 249, Phase 1, Section 4, Avondale Park, as shown on plat of Record in Instrument No. 20090318-0024196, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same parcel conveyed to Raman Vig and Shikha Vig from Rupesh Chaturvedi and Anju Chaturvedi, by virtue of a deed dated 4/11/2014, recorded 4/15/2014, as instrument no. 20140415-0031496 County of Davidson, State of Tennessee.

Assessor's Parcel No: 141-05-0A-249-00

Tennessee Certification of Electronic Document

I, LUKE BINGHAM, 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 4/27/2021 (date of document).

Luke Bingham
Affiant Signature

11/30/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 30th day of November, 2021.

Notary's 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