Davidson County
Batch# 797162 DEEDQC
01/31/2022 08:24:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220131-0010688

6

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant Theresa L. Smith
Theresa L. Smith

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this **21st** day of **January, 2022.**

Notary Public **Justin D. Tatum**

My Commission Expires: 5/5/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Poonam Bery	**SAME**	**09602004400**
117 Vaughns Gap Road		**&**
Nashville, TN 37205		**14209000800**

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Poora Properties, GP, a Tennessee General Partnership** by these presents does hereby transfer and quitclaim and convey unto **Poonam Bery,** her successors and assigns, all of its rights, title, and interest in and to the following described tract of land:

118 Stewarts Ferry Pike, Nashville, TN 37214

Land in Davidson County, Tennessee, being Lot No. 48 and the east 25 feet front and 28.2 feet rear of Lot 49 on the Plan of Cloverbottom Subdivision Section 1, of record in Book 1424, Page 50, Register's Office for said County.

Said Lot No. 48 and said part of Lot No. 49 adjoin and front together 100 feet on the southerly side of Stewarts Ferry Road and run back 211.4 feet on the easterly line of Lot No. 48 and 269.4 feet on the westerly line of said part of Lot No. 49, to a deadline in the rear on which it measures 114.7 feet.

Being the same property conveyed to Poora Properties, GP, a Tennessee General Partnership by Quitclaim Deed from Pooja Bery of record in Instrument No. 20200507-0047472, Register's Office for Davidson County, Tennessee.

7451 George Gaines Road, Nashville, TN 37221

Being Lot No. 20 on the plan of Harpeth Estates, Section Five of record in Book 4595, Page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Poora Properties, a Tennessee General Partnership by deed dated May 5, 2020 from Poonam Bery of record in Instrument No. 20200507-0047470, Register's Office for Davidson County, Tennessee.

Being the same proeprty previously conveyed to Poonam Bery by deed dated November 23, 2018 from Ritu Rajesh Bery of record in Instrument No. 20181128-0115814, Register's Office for Davidson County, Tennessee.

This is improved property, **118 Stewarts Ferry Pike, Nashville, TN 37214**
and
7451 George Gains Road, Nashville, TN 37221

WITNESS my hand this **21st** day of **January, 2022.**

Poora Properties, LLC., a Tennessee Limited Liability Company, N/K/A Poora Properties, GP, a Tennessee General Partnership

By: _____
Poonam Bery, Partner

STATE OF Tennessee)
COUNTY OF Davidson)

On this **21st** day of **January, 2022,** personal appeared before me, a notary public in and for the State and County aforementioned, **Pooja Bery** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **herself** to be the **Partner** of **Poora Properties, LLC., a Tennessee Limited Liability Company, N/K/A Poora Properties, GP, a Tennessee General Partnership** and that **she** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **herself** as **Partner.**

WITNESS my hand this **21st** day of **January, 2022.**

_____
Justin D. Tatum Notary Public

My Commission Expires: 9/6/2022

