(1)

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 18 DAY OF April, 2022

NOTARY PUBLIC
COMMISSION EXPIRES: 11-20-2024

ADDRESS OF NEW OWNER: **SEND TAX BILLS TO:**
Wallington, LLC a Tennessee Limited Liability Company
231 W Old Hickory Blvd
Madison, TN 37115
New Owner

MAP/PARCEL:
042-16-0-071.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Rajan D. Kshatri, a married man** (hereinafter referred to as "GRANTORS") do quitclaim and convey all of their right, title and interest to the hereinafter described property to **Wallington, LLC, a Tennessee limited liability company,** (hereinafter referred to as "GRANTEES"), her heirs and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly as follows, to-wit:

LAND IN THE 11TH, FORMERLY THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, being part of Lots Nos. 9, 10 and 11 on the map showing subdivision of the west part of the N. V. Cox Home Place at Madison, Tennessee, not of record, described according to a survey made by Erie Duke, County Surveyor, dated April 19, 1933. The remainde3r of said Lots Nos. 9, 10 and 11, having been conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, for highway purposes, by deed of record in Book 4819, page 593, in the Register's Office for Davidson County, Tennessee. Said part of Lots Nos. 9, 10 and 11 being described according to a survey prepared by A & A Engineers, Inc., dated February 24, 1984, and being more particularly described as follows:

BEGINNING at an iron pin lying in the easterly margin of Douglas Avenue, as widened, by deed of record in Book 4819, page 593, Register's Office for Davidson County, Tennessee, said iron pin also being the northwest corner of the property conveyed to H. C. Stillwell by instrument of record in Book 6037, page 86, said Register's Office, and being the southwest corner of the property herein described; thence continuing along the easterly margin of Douglas Avenue, N 15 degrees 45' 43" E, 91.60 feet to a nail in a post; thence along a curve to the right having a radius of 25.00 feet, tangent of 21.40 feet, central angle of 81 degrees 08' and length of 35.40 feet to a nail in a post lying in the southerly margin of Old Hickory Boulevard, as widened by deed of record in Book 4819, page 593, Register's Office for said county; thence continuing with the northerly margin of Old Hickory Boulevard, as widened, S 83 degrees 06' 17" E, 98.60 feet to a nail in a post; thence leaving the margin of Old Hickory Boulevard, S 15 degrees 45' 43" W 113.0 feet to a nail in a post; thence N 83 degrees 06' 17" W 120.00 feet to the point of beginning.

BEING the same property conveyed to Rajan D. Kshatri, a married man, by Warranty Deed from John Michael Law, an unmarried man, aka J. Michael Law, dated May 1, 2018, of record in Instrument No. 20180504-0042784, Register's Office for Davidson County, Tennessee.

This property is commonly known as: 231 W Old Hickory Blvd, Madison, TN 37115

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 844103 DEEDQC
04/22/2022 09:11:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220422-0046545

IN WITNESS WHEREOF, this document was executed this 18 day of April 2022.

Rajan D. Kshatri

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rajan D. Kshatri the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon this oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18 day of April ,2022

Notary Public

My Commission Expires: 11.20.2022