Karen Johnson
Batch # 1254022
03/31/2025 10 10 47 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250331-0023932

NT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2025.

Notary Public

My Commission Expires:

TARA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Urvashi Lal 221 Orlando Avenue Nashville, TN 37209	New Owner	103 02 0 048.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10 00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Urvashi Lal, an unmarried woman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Urvashi Lal and Vijay Laxmi Lal, as joint tenants with rights of survivorship,** (hereinafter referred to as the "Grantee") their heirs and assigns, all of her interest in the following land:

Land in Davidson County, Tennessee, being part of Lot No 20 on the Plan of C C. Vernon Farm Subdivision, of record in Book 161, Page 164, Register's Office, Davidson County, Tennessee, and a part of the same tract shown on the survey made by Earl Drake, dated July 27, 1934, and as revised by survey of L I Smith and Associates, Inc Ronald G Taylor, R L S dated 09-10-2019, and as recorded as Instrument No 20191030-011150, Register's Office for Davidson County, Tennessee as follows

Beginning at a point in the Westerly margin of Orlando Ave, which is 650 feet Northwesterly from the Northerly margin of Burgis Street, and running thence Westerly 150 feet to a dead line, thence Northwardly at a right angle 50 feet, thence Eastwardly at a right angle 150 feet to the Westerly margin of Orlando Ave, 50 feet to the point of beginning

Being the same property conveyed by Quitclaim Deed to Urvashi Lal from Vijay L. Lal recorded on September 22nd, 2020 in Instrument No 20200922-0108695, Register's Office of Davidson County, Tennessee

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders

[Signature Page to Follow]

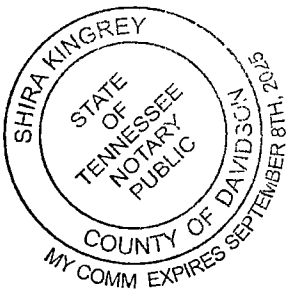
IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March 2025.

Urvashi Lal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named, **Urvashi Lal**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of March 2025.



Notary Public
My Commission Expires: _____