QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1260112 DEEDQC
04/15/2025 09 57 10 AM 2 pgs
Fees $12 00 Taxes $0 00

20250415-0028525

W-S-25-1818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jolly Sood	**NEW OWNER**	
(NAME) **1818 Warfield Dr,**	(NAME)	**131-03-0-010 00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **BHUPINDER SOOD,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOLLY SOOD** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in the Davidson County, Tennessee, being part of the Northerly 10 feet of Lot No 65 on George W Blair's Revised Plan of Belmont Park Place, as of record in Book 421, pages 118 and 119, Register's Office for said County, and being shown as a 10 feet strip on the Plan of Colonial Heights, as of record in Book 1130, page 102, said Register's Office, and a part of Lots Nos 5 and 6 on the plan of the subdivision of Phoebe Nicholson Heir's property, as of record in Minute Book "J", page 293, of the Chancery Court for said County and being shown as Southerly part of Lot No 14 on the unrecorded plan of George T Hicks subdivision on Lone Oak Road and Warfield Drive, and described as follows

Beginning on the Northerly margin of Warfield Drive at the Southwest corner of the property conveyed to John Leland Howard by deed from George T Hicks and wife, of record in Book 2750, page 30, said Register's Office, being the corner of Lots Nos 13 and 14 on said unrecorded plan, thence with the line between said two lots and along said Howard's Westerly line Northwardly 101 50 feet to the Southeast corner of the property conveyed to Burton P Creswell and wife, by deed from George T Hicks and wife, of record in Book 2735, page 156, said Register's Office, thence Westwardly 94 feet more or less, to the Easterly margin of Kimbark Drive, said point being 5 feet South of the Southwest corner of said Creswell's property, thence with the Easterly margin of said Kimbark Drive Southwardly 86 50 feet to the beginning of a curve, thence around said curve with a radius of 10 feet in a Southeasterly direction to the Northerly margin of said Warfield Drive, thence with same Easterly 83 83 feet to the beginning

Being the same property conveyed to Jolly Sood and Bhupinder Sood, as joint tenants of record in Instrument No 20250415-0028522, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **1818 Warfield Dr, Nashville, Tennessee 37215**

Witness my/our hand(s) this the 11 day of APRIL, 2025

Bhupinder Sood

Bhupinder Sood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BHUPINDER SOOD, 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/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 11th of April, 2025

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212