BILL GARRETT, Davidson County
Trans:T20160107760 DEEDQC
Recvd: 12/07/16 15:30 3 pgs
Fees:17.00 Taxes:0.00
20161207-0128688

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel Number:
The Rajay Family Trust Attn.: Jayesh Patel, Trustee 9535 Sanctuary Place Brentwood, TN 37027	The Rajay Family Trust Attn.: Jayesh Patel, Trustee 9535 Sanctuary Place Brentwood, TN 37027	160 15 0D 002.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jayesh Patel** and **Jayshree Patel**, husband and wife, as Grantors, by these presents do hereby quitclaim and convey unto **Jayesh Patel** and **Jayshree Patel**, as trustees of **The Rajay Family Trust, Dtd. October 25, 2016**, as Grantees, all of their right, title and interest in and to certain a tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> The following described located in the City of Brentwood, Davidson County, Tennessee, to-wit:
>
> Unit 2, St. Martin Square at Seven Springs, Phase 1, Condominium, as established under Master Deed of record in Instrument Number 20060310-0028319, in the register's office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

This legal description is identical with that in Deed of Trust recorded in Instrument # 20060508-0053106 in the Register's Office.

Being the same property conveyed to Jayesh Patel and Jayshree Patel, husband and wife, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated the 1st day of December, 2009 and of record in Instrument No. 20091229-0117880, Register's Office for Davidson County, Tennessee.

This is improved property known as 311 Seven Springs Way #102, Brentwood, TN 37027.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF we have hereunto set our hands and seals on this 25th day of October, 2016.

KRISTINA CADOVEC
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-20-2016

Jayesh Patel

Jayshree Patel

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kristina Cadovec, a Notary Public in and for said County, **Jayesh Patel** and **Jayshree Patel**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2016.

Kristina Cadovec
Notary Public

My Commission Expires: 11/20/2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

KRISTINA CADOVEC STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-20-2016

Jayesh Patel
Jayesh Patel

Subscribed and sworn to before me, this 25th day of October, 2016.

Kristina Cadovec
Notary Public

My Commission Expires: 11/20/2016

1143801.011.sm.Quitclaim Deed Seven Springs