QUITCLAIM DEED

O-VRES-16-02901-T

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 19th DAY OF January, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
UP Holding, LLC, a Tennessee limited liability company	New owner	
(NAME)	(NAME)	**060-12-0-137.00**
2901 Jones Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-3437		
(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, **PETE PATEL, A MARRIED MAN,,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **UP HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 and 12 on the Plan of Joywood Heights, Section 2, not of record, and described according to a survey dated July 25, 1977, by John Khol and Company, Tennessee registered Land Surveyor No. 100 as follows: Said part of Lot Nos. 11 and 12 front 110 feet on the Southeasterly margin of Jones Avenue and extends back 188 feet on the Northeasterly line 156 feet on the Southwesterly line to a dead line in the rear measuring 99.2 feet thereon.

Being the same property conveyed to Pete Patel by Warranty deed from Centennial Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20161018-0109874 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 18, 2016.

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 HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This is **improved** property known as: **2901 Jones Avenue, Nashville, Tennessee 37207-3437**.

BILL GARRETT, Davidson County
Trans:T20170006979 DEEDQC
Recvd: 01/25/17 08:49 2 pgs
Fees:12.00 Taxes:0.00
20170125-0007877

Witness my/our hand(s) this the 19th day of January, 2017.

Pete Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETE PATEL, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of January, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212