BILL GARRETT, Davidson County
Trans:T20170054665 DEEDQC
Recvd: 06/26/17 15:43 3 pgs
Fees:17.00 Taxes:0.00
20170626-0064256

This Instrument Prepared by:
Jennifer S. Ghanem, Esq.
Keller, Turner, Ruth, Andrews, Ghanem, PLLC
20 Music Square West, Suite 200
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner:
Pastakia Management, LLC
2420 Craig Avenue
Nashville, TN 37204

Send tax bills to:
New Owner

Map & Parcel No.:
105100K001.00CO-Unit "A"

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAGDISH GAMANIAL PASTAKIA, A MARRIED MAN and DEVANG J. PASTAKIA, A MARRIED MAN, as joint tenants with rights of survivorship** (herein referred to collectively as the "Grantor"), by these presents, does hereby quitclaim and convey unto **PASTAKIA MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** and its heirs, successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A Bagwell Townhomes, as established under Declaration of Covenants, Conditions and Restrictions Establishing Bagwell Townhomes as a Planned Unit Development of record in Instrument No. 20150312-0021247, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to JAGDISH GAMANIAL PASTAKIA, A MARRIED MAN, and DEVANG J. PASTAKIA, A MARRIED MAN, by Warranty Deed from R.J. York Homes, LLC, a Tennessee limited liability company, of record in Instrument Number 20160506-0045328, Register's Office for Davidson County, Tennessee.

This is improved property, known as: **2013 A Beech Avenue, Nashville, Tennessee 37204**.

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

[INTENTIONALLY LEFT BLANK]

Witness my hand this 1st day of June, 2017, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

DEVANG PASTAKIA

JAGDISH PASTAKIA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this 1st day of June, 2017.

JAMES L. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires:

MY COMMISSION EXPIRES MAY 6, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JAMES L. NICHOLSON, Notary Public in and for the aforesaid County and State, DEVANG PASTAKIA, with whom I am personally acquainted, and who acknowledged upon oath or affirmation that he executed the within instrument on his behalf, for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TN, this 1st day of June, 2017.

JAMES L. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES MAY 6, 2019

STATE OF NEW JERSEY)
COUNTY OF Middlesex **)**

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

Affiant

Sworn to and subscribed before me
this 5th day of June, 2017.

Notary Public:

My Commission Expires: Feb 4, 2021

STATE OF NEW JERSEY
COUNTY OF Middlesex

Personally appeared before me, Karanbir Saini, Notary Public in and for the aforesaid County and State, Jagdish Pastakia with whom I am personally acquainted, and who acknowledged upon oath or affirmation that he executed the within instrument on his behalf, for the purposes therein contained.

WITNESS my hand and official seal at Edison, NJ, this 5th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES:

KARANBIR SAINI
Notary Public - State of New Jersey
My Commission Expires Feb 4, 2021