BILL GARRETT, Davidson County
Trans:T20170054668 DEEDQC
Recvd: 06/26/17 15:44 3 pgs
Fees:17.00 Taxes:0.00
20170626-0064258

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:
Chokshi Management, LLC
2420 Craig Avenue
Nashville, TN 37204

Send tax bills to:
New Owner

Map & Parcel No:
105140C713.00

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, **ROOPA DEVANG PASTAKIA and JAYENDRA CHOKSHI, joint tenants with rights of survivorship,** (herein referred to collectively as the "Grantor"), by these presents, does hereby quitclaim and convey unto **CHOKSHI 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 located in Davidson County, Tennessee, being Unit No. 713 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to ROOPA DEVANG PASTAKIA and JAYENDRA CHOKSHI, joint tenants with rights of survivorship, by Warranty Deed from PHOUIPHANH SAIYASAK, an unmarried man, of record in Instrument No. 20150311-0021011, dated February 17, 2015, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as: **2310 Elliot Avenue, Condominium 713, 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]

1st of June signed in Nashville

Witness my hand this 2 day of June, 2017, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

JAYENDRA CHOKSHI

ROOPA 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, ROOPA PASTAKIA, with whom I am personally acquainted, and who acknowledged upon oath or affirmation that she executed the within instrument on her behalf, for the purposes therein contained.

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

Notary Public

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES MAY 6, 2019

JAMES L. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Bucks)

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

Affiant

Sworn to and subscribed before me
this 2nd day of June, 2017.

Notary Public:

My Commission Expires: Oct 5, 2020

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Bucks

Personally appeared before me, Serhiy Kucher, Notary Public in and for the aforesaid County and State, Jayendra Chokshi, 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 Yardley, PA, this 2nd day of June, 2017.

Notary Public

MY COMMISSION EXPIRES:

NOTARIAL SEAL
Serhiy Kucher, Notary Public
Lower Makefield Twp, Bucks County
My Comm. Expires October 05, 2020