BILL GARRETT, Davidson County
Trans:T20170068114 DEEDQC
Recvd: 08/07/17 14:55 3 pgs
Fees:17.00 Taxes:0.00
20170807-0080711

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.:
091060L05000CO

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 GAMANLAL PASTAKIA, A MARRIED MAN and DEVANG PASTAKIA, A MARRIED MAN, as joint tenants with rights of survivorship and NOT as tenants in common** (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 50 AS SHOWN ON THE PLAT ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TREATY OAKS COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS WHICH IS A PLANNED UNIT DEVELOPMENT, AS SHOWN OF RECORD IN INSTRUMENT NO. 20141120-0107174, AS AMENDED BY FIRST AMENDMENT TO DECLARATION COVENANTS, CONDITIONS AND RESTRICTIONS FOR TREATY OAKS COTTAGES, OF RECORD AS INSTRUMENT NO. 20150113-0003651, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TREATY OAKS COTTAGES, OF RECORD IN INSTRUMENT NO. 20150814-0081914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAGDISH GAMANLAL PASTAKIA, A MARRIED MAN, and DEVANG PASTAKIA, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, BY WARRANTY DEED FROM HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD AS INSTRUMENT NO. 20170131-0010243, DATED JANUARY 27, 2017, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as: **1015 Treaty Oaks Dr., Nashville, Tennessee 37209**.

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 1 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.

Notary Public

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES MAY 6, 2019

JAMES L. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Pastalia, 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