Bill Garrett Davidson County
Batch# 35771 DEEDQC
12/11/2017 10:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171211-0125927

Excise Tax: $0

This instrument was prepared by and return to:
Rodney S. Klein, Esq.
KLEIN & ASSOCIATES, Attorneys at Law
110 Corporate Drive, Suite 150, Johnson City, TN 37604

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this, the 27th day of November, 2017, by and between HITESH M. PATEL, having an address at 754 Peach Orchard Drive Nashville, TN 37204, called Party of the First Part, and HITESHKUMAR MAGANBHAI PATEL and POONAM HITESHKUMAR PATEL, Trustees of THE HITESHKUMAR AND POONAM PATEL LIVING TRUST dated November 27th 2017, having an address at 754 Peach Orchard Drive Nashville, TN 37204, herein called Party of the Second Part.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has bargained and sold and by these presents does grant, transfer, quitclaim and convey unto the Party of the Second Part, its successors and assigns, the following described property more particularly bounded and described as follows, to-wit:

Davidson County – Parcel ID: 13215007000

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 10 on the Plan of Peach Orchard Hill, of record in Plat Book 6250, page 728, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to the Party of the First Part by deed dated August 16, 1995, of record in said Register's Office in Book 9765, Page 274.

This conveyance is made subject to any and all valid restrictive covenants and easements as may appear of record, if any.

IN WITNESS WHEREOF, the Party of the First Part hereunto signs his name on the day and year first above written.

HITESH M PATEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of November, 2017, before me appeared HITESH M. PATEL, the within named, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal of office in the ~~State and County~~ aforesaid ~~this 27th~~ day of November, 2017.

~~Rodney S. Klein, NOTARY~~ PUBLIC

RODNEY S. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WASHINGTON

My commission expires October 26, 2021.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer is $-0-.

HITESH M. PATEL, AFFIANT

Sworn to and subscribed before me, this 27th day of November, 2017.

Rodney S. Klein, ~~NOTARY~~ PUBLIC

My commission expires: October 26, 2021.

RODNEY S. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WASHINGTON

NAME & ADDRESS OF PROPERTY OWNER:

HITESHKUMAR AND POONAM PATEL LIVING TRUST and
HITESHKUMAR MAGANBHAI PATEL and
POONAM HITESHKUMAR PATEL, Trustees
754 Peach Orchard Drive
Nashville, TN 37204

NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

UNCHANGED

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF REGARDLESS OF WHETHER THE SAME IS DUE TO THE INFORMATION PROVIDED OR DRAFTSMAN'S ERROR. NO OPINION AS TO THE STATE OF TITLE HAS BEEN FURNISHED AND THE GRANTEE(S) SHOULD SEEK AN INDEPENDENT TITLE EXAMINATION IF DESIRED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE OR THE ACCURACY OF THIS DEED. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS' OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE. BY SIGNING THIS DEED THE GRANTOR UNDERSTANDS AND AGREES TO THIS LIMITATION OF LIABILITY AND BY ACCEPTANCE OF THIS DEED THE GRANTEE AGREES TO THE SAME.

True Copy Certification

I, Ashley Morgan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashley Morgan
Signature

State of Tennessee

County of Washington

Personally appeared before me, Sheryll A Hanks, a notary public for this county and state, Ashley Morgan [Affiant] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheryll A. Hanks
Notary's Signature

My Commission Expires: June 27, 2018
Notary' Seal (if on paper)

WASHINGTON COUNTY
SHERYLL A. HANKS
STATE OF TENNESSEE NOTARY PUBLIC