Bill Garrett Davidson County
Batch# 106381 DEEDQC
06/19/2018 10:26:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180619-0058808

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June, 2018

Notary Public

MY COMMISSION EXPIRES: 8/20/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBER (S)
JPNash LLC (NAME)	**Same** (NAME)	
3312 Hudson Avenue, Apt 11-G (ADDRESS)	(ADDRESS)	**147-02-0B-121.00-CO** **147-02-08-075.00-CO** **147 -02-08-079.00-CO**
Union City, NJ 07087 (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,

JIGNESH PATEL ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

JPNASH, LLC A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

PARCEL 1:

BEING UNIT F-119 OF CALDWELL COURT CONDOMINIUMS CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6188, PAGE 744, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF CALDWELL COURT CONDOMINIUMS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO **JIGNESH PATEL, UNMARRIED**, BY WARRANTY DEED FROM **JAMES BUMPAS, UNMARRIED**, OF RECORD IN INSTRUMENT NUMBER **20170705-0067149**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 2:

UNIT D-113, OF CALDWELL COURT CONDOMINIUMS CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6188 PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF CALDWELL COURT CONDOMINIUMS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO **JIG PATEL, UNMARRIED**, BY WARRANTY DEED FROM **RICHARD T. SINNER AND WIFE, JOYCE P. SINNER, UNMARRIED**, OF RECORD IN INSTRUMENT NUMBER **20180427-0039813**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL3:

UNIT D-117, OF CALDWELL COURT CONDOMINIUMS CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ, AS AMENDED, TENNESSEE CODE ANNOTATED AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6188, PAGE 744 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT ~S SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF CALDWELL COURT CONDOMINIUM SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO **JIGNESH PATEL, UNMARRIED**, BY WARRANTY DEED FROM **MUSIC CITY INVESTMENTS PROPERTIES, LLC** , OF RECORD IN INSTRUMENT NUMBER **20170315-0025178**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **550 Harding Place, F-119, Nashville, TN 372121**
550 Harding Place, D-117, Nashville, TN 372121
550 Harding Place, D-113, Nashville, TN 372121

Witness our hands this the 7 day of June, 2018.

Jignesh Patel

STATE OF New York)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jignesh 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of June, 2018.

Notary Public

My Commission Expires: March 26, 2020

SCOTT DAVID PHILLIPS
Notary Public, State of New York
No. 01PH6258403
Qualified in Queens County
Commission Expires March 26, 2020