Karen Y Johnson Davidson County
Batch# 144636 DEEDQC
09/25/2018 08:12:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180925-0094661

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Rajendra Bhakta, Ashwin Patel, and Janak Patel 1085 E. Christi Drive Dickson, TN 37055	Same	Map/Parcel: 09314059500 & 09310005700

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **8TH SOUTH DEVELOPMENTS, LLC**, a Tennessee limited liability company (the "Grantor"), hereby quitclaims and conveys to **RAJENDRA BHAKTA, ASHWIN PATEL, AND JANAK PATEL**, as equal tenants in common, their heirs and assigns (collectively, the "Grantee"), all of its right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this ____ day of September, 2018.

GRANTOR:

8TH SOUTH DEVELOPMENTS, LLC,
a Tennessee limited liability company

By: _____
Janak Patel
President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Janak Patel, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of 8TH SOUTH DEVELOPMENTS, LLC, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 12 day of September, 2018.

_____
Notary Public

My Commission Expires:
3/10/19

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

X _____

Sworn to and subscribed before me this 12 day of September, 2018.

_____
Notary Public

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

3/10/19

EXHIBIT A

PROPERTY DESCRIPTION

TAX PARCEL 595
LOT 2 OF
PLAT BOOK 11190, PAGE 20

BEING A TRACT OF LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL 595 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-14. BEING BOUNDED ON THE SOUTH BY THE RIGHT-OF-WAY (R/W) OF DREXEL AVENUE (50' PUBLIC RIGHT-OF-WAY); ON THE WEST BY THE R/W OF 8TH AVENUE SOUTH (50' PUBLIC R/W), ON THE EAST BY THE R/W OF ALLEY #142 (15' PUBLIC R/W), AND ON THE NORTH BY THE 8TH SOUTH DEVELOPMENTS, LLC PROPERTY OF RECORD INSTRUMENT NUMBER 20170314-0025119 RECORDS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A POINT IN THE EASTERLY R/W OF 8TH AVENUE BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING SAID R/W SOUTH 87 DEGREES 55 MINUTES 30 SECONDS EAST, 136.87 FEET TO A 3/4" IRON ROD (OLD) IN THE WESTERLY R/W OF ALLEY #142; THENCE WITH ALLEY #142 SOUTH 01 DEGREES 17 MINUTES 11 SECONDS EAST, 121.14 FEET TO A ½" IRON ROD (OLD); THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.55 FEET, A CENTRAL ANGLE OF 89 DEGREES 06 MINUTES 26 SECONDS, AND A CHORD BEARING AND LENGTH OF SOUTH 43 DEGREES 38 MINUTES 34 SECONDS WEST, 14.03 FEET TO A ½" IRON ROD (OLD) IN THE NORTHERLY R/W OF DREXEL AVENUE; THENCE WITH DREXEL AVENUE SOUTH 88 DEGREES 29 MINUTES 04 SECONDS WEST, 100.20 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.86 FEET, A CENTRAL ANGLE OF 89 DEGREES 02 MINUTES 59 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 47 DEGREES 07 MINUTES 37 SECONDS WEST, 35.06 FEET TO A P.K. NAIL (OLD) IN THE EASTERLY R/W OF 8TH AVENUE; THENCE WITH 8TH AVENUE NORTH 01 DEGREES 58 MINUTES 19 SECONDS WEST, 115.08 FEET TO THE POINT OF BEGINNING CONTAINING 18,220 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO 8TH SOUTH DEVELOPMENTS, LLC FROM 8TH AVENUE SOUTH VENTURES GP BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT #20170314-0025119 (R.O.D.C.T.)

EXHIBIT A

PROPERTY DESCRIPTION, CONT'D

TAX PARCEL 57
LOTS 1 OF
PLAT BOOK 11190, PAGE 20

BEING A TRACT OF LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL 57 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-10. BEING BOUNDED ON THE NORTH BY THE RIGHT-OF-WAY (R/W) OF ALLEY #139 (15' PUBLIC RIGHT-OF-WAY); ON THE WEST BY THE R/W OF 8TH AVENUE SOUTH (50' PUBLIC R/W), ON THE EAST BY THE R/W OF ALLEY #142 (15' PUBLIC R/W), AND ON THE SOUTH BY THE 8TH SOUTH DEVELOPMENTS, LLC PROPERTY OF RECORD INSTRUMENT NUMBER 20170314-0025119 RECORDS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A POINT IN THE EASTERLY R/W OF 8TH AVENUE BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING SAID R/W AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 16.40 FEET, A CENTRAL ANGLE OF 93 DEGREES 56 MINUTES 26 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 44 DEGREES 59 MINUTES 24 SECONDS EAST, 14.62 FEET TO A ½" IRON ROD (OLD) IN THE SOUTHERLY R/W OF ALLEY #139; THENCE WITH ALLEY #139 SOUTH 88 DEGREES 02 MINUTES 54 SECONDS EAST, 117.40 FEET TO A P.K. NAIL (OLD); THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.15 FEET, A CENTRAL ANGLE OF 86 DEGREES 47 MINUTES 10 SECONDS, AND A CHORD BEARING AND LENGTH OF SOUTH 44 DEGREES 40 MINUTES 27 SECONDS EAST, 13.74 FEET TO A POINT IN THE WESTERLY R/W OF ALLEY #142; THENCE WITH ALLEY #142 SOUTH 01 DEGREES 18 MINUTES 00 SECONDS EAST, 50.85 FEET TO A ¾" IRON ROD (OLD) BEING THE NORTHEAST CORNER OF THE SAID 8TH SOUTH DEVELOPMENT PROPERTY; THENCE LEAVING ALLEY #142 NORTH 87 DEGREES 55 MINUTES 30 SECONDS EAST, 136.87 FEET TO A POINT IN THE EASTERLY R/W OF 8TH AVENUE; THENCE WITH 8TH AVENUE NORTH 01 DEGREES 58 MINUTES 19 SECONDS WEST, 49.34 FEET TO THE POINT OF BEGINNING CONTAINING 8,196 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO 8TH SOUTH DEVELOPMENTS, LLC FROM 8TH AVENUE SOUTH VENTURES GP BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT #20170314-0025119 (R.O.D.C.T.)

25180960.2

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

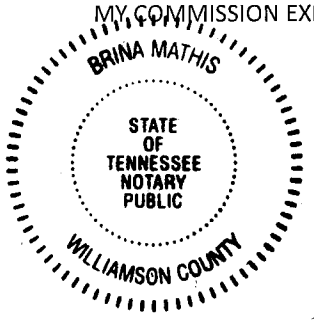
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).