Karen Y Johnson Davidson County
Batch# 154914 DEEDQC
10/30/2018 08:05:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181030-0107086

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Maruti Hospitality, Inc.** ("Grantors"), a Tennessee corporation, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Maruti Real Estate, LLC,** (Grantee), a Tennessee limited liability company, all of its rights, title, and interests in the following described real property, to wit:

Parcel I - 3029 Mossdale Drive, Antioch, TN 37013 - M&P 150090223.00

Land in Davidson County, Tennessee, being Lot No 7-B on the plan of Zone Lot Division Lots 1 through 8, inclusive, 45, 46, and 47, Section 11-A, Cherry Hills of record in Plat Book 5200, Page 730, as revised in Book 6250, Page 133, and as amended in Book 6250, Page 233, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grantor by Warranty Deed of record at Instrument No. 20161116-0120861 in the Register's Office of Davidson County, Tennessee.

Parcel II - 1910 Laurinda Drive, Nashville, TN 37217 - M&P 107050119.00

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Bel-Air, Section One, of record in Book 2900, Pages 27 and 28, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grantor by Warranty Deed of record at Instrument No. 20170215-0015603 in said Register's Office, Tennessee.

Parcel III - 3310 Percy Priest Dr., Nashville, TN 37214 - M&P 09616019700

Land in Davidson County, Tennessee, being all of Lot No. 248B on the Zone Lot Division of Lots 248, 249, 250, 251, 252 and 253, of Section III, Larchwood, of record in Plat Book 6250, Page 524, amending plat of record in Book 5200, Page 540, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Grantor by Warranty Deed of record at Instrument No. 20170710-0069125 in said Register's Office, Tennessee.

Parcel IV - 3212 Trails End Lane, Nashville, TN 37214 - M&P 108080085.00

Lying and being in Davidson County, State of Tennessee, and being all of Lot No. 243-A, as shown on the Plan of Zone Lot Division of Lots 241, 242 and 243, Section 2, Larchwood, as of record in Plat Book 5800, Page 195, which amends Plat Book 5200, Page 208, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by Warranty Deed of record at Instrument No. 20171127-0120853 in said Register's Office, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 29th day of **October, 2018.**

Maruti Hospitality, Inc.

Alpesh Patel

By Alpesh Patel, president

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Alpesh Patel**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of **Maruti Hospitality, Inc.**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office this **29th** day of **October, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Alpesh Patel
AFFIANT

SUBSCRIBED AND SWORN before me this the **29th** day of **October, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-2021

PROPERTY OWNER: **Maruti Real Estate, LLC**
OWNER'S ADDRESS: **1309 Timber Valley Dr., Nashville, TN 37214**
MAIL TAX BILLS TO: **owner at owner's address**

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

201810300107086