Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Patel Property, LLC 5543 Edmondson Pike Suite #163, Nashville, TN 37211	Highlands Residential Mortgage, Ltd. 101 Westpark Drive Suite 110 Brentwood, TN 37027	135-10-0E-007.00-CO

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 214631 DEEDQC
04/05/2019 01:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190405-0031248

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 4 day of April, 2019.

Notary Public

My Commission Expires: 3.21.20
(Affix Seal)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ketulkumar Babulal Patel, a married man, and Prakash Patel, a married man,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Patel Property, LLC, a Tennessee limited liability company,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 7, along with the appurtenant interest in the common elements, of Ransom Park Villas, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions establishing Ransom Park Villas, a planned unit development, of record in Instrument No. 20130711-0072001; as amended in Instrument No. 20130719-0074970; Instrument No. 20140703-0058673; Instrument No. 20150619-0058800; and in Instrument No. 20160811-0083641, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site-plan of Ransom Park Villas, attached as Exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Ransom Park Villas provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan attached as Exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Ketulkumar Babulal Patel, a married man, and Prakash Patel, a married man, by Warranty Deed from Wade C. Ard, dated January 25, 2019, recorded January 29, 2019, of record as Instrument No. 20190129-0008584, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1113 Ransom Way, Nashville, TN 37217.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 4 day of April, 2019.

Ketulkumar B. Patel

Ketulkumar Babulal Patel

Prakash Patel

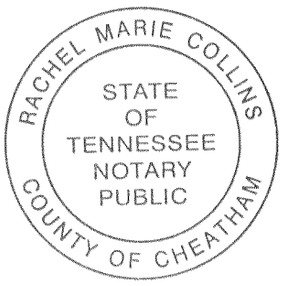
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ketulkumar Babulal Patel and Prakash Patel, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 4 day of April, 2019.

Rachel Marie Collins

Notary Public
My Commission Expires: 3-21-20



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM