This Instrument Prepared By:
Law Office of Wendy Geurin Smith
6363 Poplar Avenue, Suite 107
Memphis, TN 38119
(901) 761-8111

Once Recorded, Return To:
Title Center of the South
783 Old Hickory Blvd., Suite 110
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 219772 DEEDQC
04/18/2019 01:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190418-0035906

CORRECTION QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that on this the 18th day of April, 2019, for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, **Harsha Petal aka Harsha Patel and Jayesh Petal aka Jayesh Patel, joint tenants with right of survivorship** (Grantors) do hereby quitclaim and convey unto **TRIMURTI PARTNERSHIP, A TENNESSEE PARTNERSHIP SUCCESSOR BY MERGER TO TRIMURTI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (Grantee), all of Grantor's right, title and interest, and claim in and to the following described real property, situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 1, Collins Park Section 1, 2nd Resubdivision of Lot 2, as shown on Plat of record in Instrument No. 20010214-0014131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Granter shall retain a perpetual easement, ownership control, and the exclusive right to maintain the existing outdoor advertising sign structure ("billboard") on said property together with all necessary devices, illumination facilities and connections, service ladders arid appurtenances thereon. The easement sign run parallel to the· southern (southeastern property line alo.ng Collins Park Drive; at a width of twenty (20) feet. Grantee shall provide access at reasonable times to Grantor and its Tenant for the inspection, painting, repair, removal, or alterations to the sign and advertisements thereon, and shall provide reasonable access in the vent Grantor must go outside the bounds of the easement. Grantee agrees to allow Grantor to keep in place the Lease Agreement between Grantor and JHM Enterprises, Inc. concerning the outdoor advertising sign; however, Grantor shall hold harmless and indemnify Grantee for damage to the property, violations of the Lease Agreement, and personal property taxes attributable to the sign. Grantor shall maintain adequate casualty and liability insurance on the sign. These provisions and easement shall run with the land.

THIS CORRECTION QUIT CLAIM DEED TO CORRECT AN ERRONEOUS CONVEYANCE RECORDED IN QUIT CLAIM DEED RECORDED ON 08/05/2011 IN INSTRUMENT NO. 20110805-0060328, AMONG THE LAND RECORDS OF DAVIDSON COUNTY, TN.

Being the same property as conveyed to Harsha Patel and Jayesh Patel, joint tenants with right of survivorship, by Quit Claim Deed recorded on 08/05/2011 in Instrument No. 20110805-0060328, among the land records of Davidson County, TN.

Being the same property as conveyed to Trimurti LLC, a Tennessee limited liability company, by Warranty Deed recorded on 07/08/08 in Instrument No. 20080708-0070092, among the land records of Davidson County, TN. Trimurti LLC merged with Trimurti Partnership on 08/04/10, and Trimurti Partnership is the surviving entity.

Property Address: portion of 510 Collins Park Dr, Antioch, TN 37213

Tax Parcel Number: portion of 163 00 0 179.00

This instrument and the interest released and transferred are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18th day of April, 2019.

By: Harsha Patel
Harsha Petal aka Harsha Patel,

By: Jayesh Patel
Jayesh Petal aka Jayesh Patel

STATE OF Illinois)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named **Harsha Petal aka Harsha Patel,** with whom I am personally acquainted, and who acknowledged thatw he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 12th day of April, 2019.

Claudia Orellana
Notary Public

CLAUDIA CRISTINA ORELLANA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 12, 2020

My Commission Expires: October 12, 2020

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named **Jayesh Petal aka Jayesh Patel,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 18th day of April, 2019.

Melody M Jenkins
Notary Public

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022

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 for this transfer is $ 0.00 .

Affiant

Subscribed and sworn to before me this 18th day of April, 2019.

Melody M Jenkins
Notary Public

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My commission expires:

1-3-2022

Party Responsible for Payment of Taxes/Send Tax Bills To:

Trimurti Partnership
1045 Interstate Driver
Cookeville, TN 38501

Tennessee Certification of Electronic Document

I, Robert L Scruggs (Signer's Name), 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.

Robert L Scr
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

