QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 269406 DEEDQC
08/09/2019 10:52:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190809-0079481

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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 8 DAY OF ~~JULY~~ August 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title and Escrow, LLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kalpesh R. Patel	**NEW OWNER**	
(NAME)	(NAME)	
639 Wade Cir		**Map 026-14 Parcels 005, 006, 007**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		**Map 026-1, Parcel 020**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Laxmi Associates, Inc.,** ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **Kalpesh R. Patel a 17% Interest, Divyesh R. Gopal a 17% Interest, Vishal A. Banker a 33% Interest, and Tejal S. Patel, a 33% Interest, together as Joint Tenants,** (collectively, the "Grantee") their successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT I: (Map 026-14, Parcel 005)
LAND in Davidson County, Tennessee, being Lot No. 40 on the Plan of Terra View (Revised) Subdivision, of record in Book 1424, Page 4, Revising Book 1130, Page 69, Register's Office for Davidson County, Tennessee, being described as follows:

Said Lot No. 40 fronts 100 feet on the Northerly margin of Wade Circle (South) and extends back 179.6 feet on the
Easterly line and 196.3 feet on the Westerly line to a dead line in the rear measuring 110 feet thereon.

TRACT II: (Map 026-14, Parcel 006)

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Terra View (Revised) Subdivision, of record in Book 1424, Page 4, Revising Book 1130, Page 69, Register's Office

for Davidson County, Tennessee, being described as follows:

Said Lot No. 41 front 100 feet on the North side of Wade Circle South and runs back 179.6 feet on the West line and 162.3 feet on the East line to a dead line in the rear on which it measures 125 feet.

TRACT III: (Parcel 026-14, Parcel 007)

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of Terra View (Revised) Subdivision, of record in Book 1424, Page 4, Revising Book 1130, Page 69, Register's Office for Davidson County, Tennessee, being described as follows:

BEGINNING on the Northerly margin of Wade Circle South at the corner of Lots Nos. 41 and 42; thence with the line between said two lots, Northwardly 162.3 feet to the Southerly line of Lot No. 44; thence with the line between Lot Nos. 42, 43 and 44, Eastwardly 132.5 feet to the Westerly margin of Wade Circle East; thence with same, Southwardly 118.2 feet to the beginning of a curve; thence around said curve with a radius of 50 feet, Southwestwardly 61.61 feet to the Northerly margin of Wade Circle South; thence with same Westwardly 63.1 feet to the beginning.

TRACT IV: (Parcel 026-10, Parcel 020)

LAND in Davidson County, Tennessee, being the Easterly part of Lot No. 43 on the Plan of Terra View Subdivision, Revised, as of record in Book 1424, Page 4, Register's Office for Davidson County, Tennessee, and further described as follows:

BEGINNING at a point in the Southerly margin of Wade Circle North, 20 feet East of the corner of Lot Nos. 43 and 44; thence with the margin of Wade Circle North, Easterly 30 feet to the concrete monument at the beginning of a curve; thence around said curve Southeasterly 85.1 feet to another concrete monument in the Westerly margin of Wade Circle East; thence with the margin of Wade Circle East, Southerly 107.7 feet to a point; the common corner of Lot Nos. 43 and42; thence with the line between said lots Westerly 80 feet to a point 27.5 feet Easterly from the common Southerly corner of Lot Nos. 43 and 42; thence Northerly 170 feet, more or less, to the point of beginning.

BEING the same property conveyed to Laxmi Associates, Inc., a Tennessee corporation, by Quitclaim Deed from Vishal A. Banker, of record in Instrument No. 20080613-0060962, in the Register's Office of Davidson County, Tennessee.

This instrument was prepared with information supplied by the Grantor/Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

These are **improved** properties known as: **639 Wade Circle, Goodlettsville, TN 37072**

Witness my hand this the 8th day of ~~July~~ August, 2019.

Laxmi Associates, Inc.
A Tennessee Corporation

Vishal A. Banker
President

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me the undersigned a Notary Public for said County and State, Vishal A. Banker with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the President of Laxmi Associates, Inc, the within named bargainor, a corporation, and that as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself as President.

Witness my hand and official seal this the 8 day of August, 2019.

Notary Public
My Commission Expires: 1-3-22

