(1)

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 361452 DEEDQC
02/21/2020 11:02:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200221-0019447

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00.

Affiant: Kelly Summers

Subscribed and sworn before me, this the 30th day of January, 2020.

Notary Public:
My Commission Expires:

ADDRESS OF NEW OWNER:
Badal Patel
405 Landings Way
Mount Juliet, TN 37122

SEND TAX BILLS TO:
Same

MAP/PARCEL:
087-02-0A-010.00 CO

QUITCLAIM DEED

For and in consideration of Ten Dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, **BADAL PATEL AND BIPINBHAI PATEL,** (hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **BADAL PATEL AND ASHA MAHESHWARI, HUSBAND AND WIFE,** (hereinafter referred to as "**GRANTEES**") their successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 10, on the Final Plat, Cobblestone Landing, Phase I, of record in Instrument No. 20050822-0099471, in the Register's Ofice for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Badal Patel and Bipinbhai Patel, a single person, as joint tenants with right of survivorship, by Warranty Deed from Kelly BuMiller f/k/a Kelly Powell, married, dated November 28, 2018, of record in Instrument No. 20181203-0117416, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as: 405 Landings Way, Mount Juliet, TN 37122.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 30th day of January, 2020.

BADAL PATEL

B. M. Patel

BIPINBHAI PATEL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **BADAL PATEL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Franklin (city), Tennessee, this 30th day of January, 2020.

Notary Public

My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **BIPINBHAI PATEL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Hermitage (city), Tennessee, this 31st day of January, 2020.

Notary Public

My Commission Expires: 6/7/23

BRAD BERTLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY