This Form furnished by: **SIEW-LING SHEA, ATTORNEY, ROGERS, KAMM & SHEA**

FROM: DARSHANABEN A. PATEL

TO: AMIT PATEL

Karen Johnson Davidson County
Batch# 373697 DEEDQC
03/17/2020 12:38:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200317-0029521

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
AMIT PATEL 5028 Highlander Drive Antioch, Tennessee 37013	Same	Map/Group/Parcel 163-02-0-025.00

STATE OF TENNESSEE }
COUNTY OF Davidson}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No. 19D1633

Patel A.T.
AMIT PATEL

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2020.

Lisa Webb
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-7-21.
(AFFIX SEAL)

LISA PETTIBONE WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

This Instrument Prepared By:

SIEW-LING SHEA, ATTORNEY
Rogers, Kamm & Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Warranty Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the firm of Rogers and Associates shall have no liability for the status of the title to the property or the accuracy of such information.

I, **DARSHANABEN A. PATEL**, do hereby Quitclaim to **AMIT PATEL**, all my interest in said real property as described below:

LEGAL DESCRIPTION:

BEING all of Lot No. 76, Hickory Highland Place Phase 3, according to plat and survey of same appearing of record in Plat Book 9700, page 798, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Anilkumar B. Patel and Wife, Simaben M. Patel, by Warranty Deed from Jerry Butler Builders, LLC., dated 10/14/1999, appearing of record in Book 11706, page 534, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Amitbhai T. Patel, and wife, Darshansben A. Patel, by Warranty Deed from Anilkumar B. Patel and Wife, Simaben M. Patel, dated September 6, 2013, of record under instrument number 20130912-0096339, Register's Office of Davidson County, Tennessee. Amitbhai T. Patel and Amit Patel are one and the same person. Darshansben A. Patel and Darshanaben A. Patel are one and the same person.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket No. 19D1633.

This is improved real property, known as: **5028 Highlander Drive, Antioch, Tennessee 37013.**

IN WITNESS WHEREOF I have hereunto set my hand on this the 4th day of February, 2020.

D. A. Patel

DARSHANABEN A. PATEL

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, SIEW-LING SHEA, a Notary Public in and for said County and State, the within named, **DARSHANABEN A. PATEL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 4th day of February, 2020.

Siew-Ling Shea
NOTARY PUBLIC

My Commission Expires: 3/8/2021.
DATE

SIEW-LING SHEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY