QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $- 0 -.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day Of JUNE, 2020.

Notary Public

Commission Expires 9-7-2020

(Affix Seal)

(BLANK FOR REGISER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 414962 DEEDQC
06/15/2020 02:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200615-0061194

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Nimesh Bhatt 4008 Magnolia Farms Drive Hermitage, TN 37076	LoanDepot.com, LLC 26642 Towne Centre Drive Foothill Ranch, CA 92610	**086130A04700CO**

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, for the express purpose of dissolving joint ownership and vesting title solely in Grantee, I, **NIMESH BHATT, a married person** (hereinafter called the "Grantor"), by these presents does hereby grant, quitclaim and convey unto **NIMESH BHATT and FALGUNI NIMESH BHATT, husband and wife, as tenants by the entireties** (hereinafter called the "Grantees"), and Grantees' heirs, successors and assigns, all of Grantor's right, title and interest (which is a one-half (1/2) undivided interest as tenant in common with right of survivorship) in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 1, Section 1, of record in Instrument No. 20181115-0112560, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property to which Grantor herein was conveyed a one-half (1/2) undivided interest as tenant in common with right of survivorship with Nitya Bhatt, an unmarried person, by Beazer Homes, LLC, a Delaware limited liability company, by Warranty Deed of record in Instrument No. 20200406-0036147, Register's Office for Davidson County, Tennessee.

This is improved property known as 4008 Magnolia Farms Drive, Hermitage, TN 37076.

This conveyance is expressly subject to the lien of the Deed of Trust of record at Instrument No. 20200406-0036148, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

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

NIMESH BHATT, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named NIMESH BHATT, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 4th day of JUNE, 2020.

Commission Expires: 9-7-2020

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Signature

My Commission Expires: September 7, 2020