QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 431324 DEEDQC
07/07/2020 07:43:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200707-0072593

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 2 DAY OF Jul, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2021

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dharmesh S. Patel (NAME)	**NEW OWNER** (NAME)	
1516 Hampton Street (ADDRESS)	(ADDRESS)	**07102007800**
Nashville TN 37207 (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, Sai Ram Krupa, LLC, a Tennessee limited liability company, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Dharmesh S. Patel, married, ("Grantee") his successors and assigns, 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. 15 on the Map of E.C. Scruggs Avondale Plan, as of record in book 57, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the easterly side of Hampton Street and runs back between parallel lines 140 feet to an alley.

Being a part of the same property conveyed to Sai Ram Krupa, LLC by General Warranty Deed from BP & V Group, LLC, of record at Instrument No. 20090709-0064095, Register's Office Davidson County, Tennessee. Said General Warranty Deed subsequently corrected with an Affidavit of Scrivener's Error, at Instrument No. 20091022-0097838, Register's Office Davidson County, Tennessee.

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

This is improved property known as: 1607 Hampton St, Nashville, TN 37207

Witness my hand this the 2nd day of July, 2020.

SAI RAM KRUPA, LLC
A Tennessee limited liability company

Dharmesh S. Patel
Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 2 day of July, 2020, before me personally appeared Dharmesh S. Patel, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be authorized Member of Sai Ram Krupa, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Sai Ram Krupa, LLC, as Member.

Witness my hand and official seal this the 2 day of July, 2020.

Notary Public
My Commission Expires:

