Karen Johnson Davidson County
Batch# 435698 DEEDQC
07/10/2020 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200710-0075885

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY.

KIM D. BENNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/9/23

(AFFIX SEAL)

File No.: ALW-20-PATEL-1607

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dharmesh S. Patel	NEW OWNER	
(NAME) **1516 Hampton Street**	(NAME)	**071-02-0-078.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **Sai Ram Krupa, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Dharmesh S. Patel, married**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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 Avondale Plan Map of E C Scrugg's Subdivision of Lots 2 & 3 W E Jones Tract, of record in Book 57, Page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For reference: 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 part of the same property conveyed to Sai Ram Krupa, LLC, a Tennessee limited liability company, by General Warranty Deed from BP & V Group, LLC, a Tennessee limited liability company, successor in interest to BP & V Group, a Tennessee general partnership, dated July 7, 2009, recorded July 9, 2009, in Instrument No. 20090709-0064095, as corrected for typos by Affidavit of Scrivener's Error of record in Instrument No. 20091022-0097838, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Dharmesh S. Patel, married by Quitclaim Deed from Sai Ram Krupa, LLC, a Tennessee limited liability company, dated July 2, 2020, recorded July 7, 2020, in Instrument No. 20200707-0072593, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1607 Hampton Street, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness our hands this 8th day of July, 2020.

SAI RAM KRUPA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: DHARMESH S. PATEL
ITS: Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th 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/herself to be the Member of Sai Ram Krupa, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of July, 2020.

Notary Public
My Commission Expires: 3/6/24

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

