Karen Johnson Davidson County
Batch# 534877 DEEDQC
12/15/2020 02:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201215-0148044

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE - EXEMPT

THIS INSTRUMENT WAS PREPARED BY:
Kevin A. Criswell, Esq.
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd. Suite 100
Gallatin, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Metropolitan Government of Nashville and Davidson County, Tennessee	**NEW OWNER**	**03413016100**
P.O. Box 196300		
Nashville, TN 37219		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Jay Patel,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **The Metropolitan Government of Nashville and Davidson County, Tennessee,** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Jay Patel by virtue of that Final Decree Confirming Sale entered in Tax Civil Action No. 09-487-II in the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20100319-0020823, Register's Office for Davidson County, Tennessee.

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This is improved property commonly known as: 0 Old Hickory Blvd., Nashville, TN 37209

WITNESS my/our hands this 11th day of ~~November~~ December, 2020.

Jay Patel

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Jay Patel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained.

Witness my hand this 11 day of December, 2020.

My commission expires: 10/2/2023

Notary Public

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, beginning at an iron rod situated in the westerly margin of Old Old Hickory Boulevard, said point also being the southeast corner of the Spencer-Northcutt Properties of record in Book 7639, page 559, Register's Office for Davidson County, Tennessee.

Thence, along said road, along a curve to the left, having a central angle of 03 degrees 16 minutes 06 seconds, a radius of 1140.00 feet, a tangent of 32.52 feet, a length of 65.03 and having a chord which bears S 45 degrees 27 minutes 47 seconds E, a distance of65.02 feet to an iron rod;

Thence, S 47 degrees 05 minutes 50 seconds E, a distance of 37.56 feet to an iron rod;

Thence, S 56 degrees 48 minutes 05 seconds W, a distance of 125.49 feet to a point;

Thence, N 77 degrees 49 minutes 07 seconds W, a distance of 223.75 feet to a point;

Thence, S 15 degrees 01 minutes12 seconds W, a distance of 207.14 feet to a point;

Thence, S 23 degrees 31 minutes 05 seconds W, a distance of 264.24 feet to a point;

Thence, S 12 degrees 50 minutes 01 seconds W, a distance of 111.77 feet to a point;

Thence, S 25 degrees 04 minutes 39 seconds E, a distance of 85.06 feet to a point;

Thence, S 32 degrees 45 minutes 59 seconds E, a distance of 56.32 feet to a point;

Thence, S 15 degrees 21 minutes 21 seconds W, a distance of 99.28 feet to a point;

Thence, S 48 degrees 56 minutes 14 seconds W, a distance of 78.53 feet to a point;

Thence, S 31 degrees 55 minutes 54 seconds W, a distance of 55.57 feet to a point;

Thence, S 81 degrees 58 minutes 41 seconds W, a distance of 120.25 feet to a point;

Thence, N 02 degrees 49 minutes 16 seconds W, a distance of 87.96 feet to a point;

Thence, N 18 degrees 11 minutes 34 seconds E, a distance of 142.89 feet to a point;

Thence, N 55 degrees 55 minutes 45 seconds W a distance of 251.28 feet to a point;

Thence, N 17 degrees 22 minutes 03 seconds E, a distance of 721.54 feet to an iron rod;

Thence, S 77 degrees 49 minutes 07 seconds E, a distance of 505.53 feet to an iron rod;

Thence, N 56 degrees 48 minutes 05 seconds E, a distance of 60.85 feet to the point of beginning and containing 325,157.908 square feet or 7.465 acres of land.

Being the same property conveyed to Jay Patel by virtue of that Final Decree Confirming Sale entered in Tax Civil Action No. 09-487-II in the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20100319-0020823, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

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

Notary's Signature

My Commission Expires: 10-21-2024
Notary's Seal (if on paper)

