NEW OWNER:

AMBE Partners, LLC
1452 Station Four Lane
Old Hickory, TN 37138

THIS INSTRUMENT
PREPARED BY:

Tressler & Associates, PLLC
Attorneys at Law
212 N Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS TO:
New Owner

File No. 20-451

Map/Parcel
092-16-0H-001.00-C

Karen Johnson Davidson County
Batch# 552792 DEEDQC
01/12/2021 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210112-0005307

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pratik Patel, married and Chirag Patel, married, as tenants in common,** do hereby convey unto, **AMBE Partners, LLC, a Tennessee limited liability company,** its successors and assigns, forever equally, all of right, title and interest in and to the following tract or parcel of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 205, on the Plan of University House Condominium, as established by the Master Deed of record in Instrument Number 20070418-0046460, and Instrument Number 20070521-0060541, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Pratik Patel, married and Chirag Patel, married, as tenants in common by Warranty Deed from Cynthia Clark Matthews, married of record at Instrument Number 20190731-0075674, filed in the Register's Office for Davidson County, Tennessee.

This is IMPROVED property also known as 806 18th Avenue South, Nashville, Tennessee 37203.

WITNESS SIGNATURE(S) this 8th day of January, 2021.

Chirag Patel
Chirag Patel

Pratik Patel
Pratik Patel

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, CHIRAG PATEL and PRATIK PATEL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 8th day of January, 2021.

Notary Public

LISA P. SHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 07-11-2021

****

The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 8th day of January, 2021.

Notary Public

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 4/22/22

Tennessee Certification of Electronic Document

I, TODD A. TRESSLER, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 WILSON

Personally appeared before me, LISA P. CHANEY, a notary public for this county and state,
Notary's Name

TODD A. TRESSLER, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731