QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 566412 DEEDQC
02/03/2021 10:31:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210203-0015383

Y-SB-MIG-20-1

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 26th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jagu Vitthal Patel and Premila J. Patel	**New Owners**	
(NAME)	(NAME)	**054-14-0A-001.00-CO**
1 Harbor Cove Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAGU VITTHAL PATEL AND PREMILA J. PATEL, HUSBAND AND WIFE, AND DHARMESH J. PATEL AND PARUL NANUBHAI PATEL, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAGU VITTHAL PATEL AND PREMILA J. PATEL, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, 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. 1 on the Plan of Final Plat, Brandy Wine Harbor of record in Plat Book 11700, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jagu V. Patel and wife, Premila J. Patel by Warranty deed from Brandywine Harbor Properties, LLC of record in Instrument No. 20020108-0002711 Register's Office for Davidson County, Tennessee, dated December 18, 2001 and recorded on January 08, 2002.

Being the same property conveyed to Jagu Vitthal Patel and Dharmesh J. Patel and Premila J. Patel and Parul Nanubhai Patel, Joint Tenants by Quitclaim deed from Jagubhai V. Patel and wife, Premila J. Patel of record in Instrument No. 20180205-0011754 Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on February 05, 2018.

This Instrument was prepared with information supplied by the Grantees. 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: **1 Harbor Cove Drive, Old Hickory, Tennessee 37138**.

Witness my/our hand(s) this the 26 day of Jan, 2021.

Jagu Vitthal Patel

Premila J. Patel

Dharmesh J. Patel

Parul Nanubhai Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,JAGU VITTHAL PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PREMILA J. PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,DHARMESH J. PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of January, 2021.

Notary Public
My Commission Expires: 9/2/24
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARUL NANUBHAI PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of January, 2021.

Notary Public
My Commission Expires: 9.2.24
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024