QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Lawyer's Escrow Service, Inc.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2021. NOTARY PUBLIC COMMISSION EXPIRES: _____ (AFFIX SEAL)	(Blank for Register's Office Endorsement Stamp) Karen Johnson Davidson County Batch# 606991 DEEDQC 04/05/2021 03:01:30 PM 2 pgs Fees: $12.00 Taxes: $0.00 20210405-0044310

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Raghav N. Patel & Bhargavi Patel 4124 Magolia Famrs Drive Hermitage, TN 37076	Loan Depot.com, LLC 26642 Towne Centre Drive Foothill Ranch, CA 92610	086-13-0A-076.00CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **RAGHAV N. PATEL, an unmarried man** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **BHARGAVI PATEL, an unmarried woman** (hereinafter "Grantee"), and her heirs, successors and assigns, a one-half (1/2) undivided interest as tenants in common with right of survivorship, in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 76 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 2, of record in Instrument No. 20190318-0024391, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Grantor herein by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20210303-0027041, Register's Office for Davidson County, Tennessee.

This is improved property known as 4124 Magnolia Farms Drive, Hermitage, TN 37076.

This conveyance is expressly subject to the Deed of Trust of record in Instrument No. 20210303-0027042 in said Register's Office.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 26th day of February, 2021.

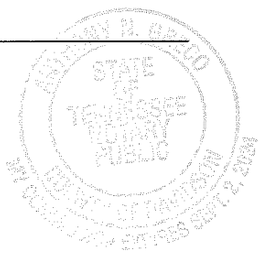
Raghav N. Patel, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raghav N. Patel, the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 26th day of February, 2021.

Commission Expires: _____



_____
Notary Public

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



_____
Notary Signature

My Commission Expires: January 10, 2023