Karen Johnson Davidson County
Batch# 664435 DEEDQC
06/24/2021 11:51:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210624-0085812

THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
(2021-409)

QUITCLAIM DEED

PURSUANT TO THE MARTIAL DISSOLUTION AGREEMENT, filed November 3, 2017, in the Chancery Court of Cheatham County, Tennessee, at Ashland City, I, ALPESHKUMAR K. PATEL, unmarried, convey and quitclaim unto KAMINIBEN A. PATEL, unmarried, her heirs and assigns, all of my right, title and interest in and to the following described real estate, to wit:

> Lying and being in Davidson County, Tennessee, and Lot No. 626 on the Plan of Cherokee Hills, Section VI, of record in Book 3842, Page 15, in the Register's Office of Davidson County, Tennessee. Said Lot No. 626 fronts 70.0 feet on the southwesterly side of Lunda Drive and runs back between lines 174.0 feet to the southeasterly side and 186.0 feet on the northwesterly side on a line in the rear on which it measures 71.0 feet.
>
> Being the same property conveyed to Alpeshkumar K. Patel and wife, Kaminiben A. Patel by Special Warranty Deed from The Secretary of Housing & Urban Development, dated September 2, 2015 and of record in Instrument No. 20150909-0091587, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, ALPESHKUMAR K. PATEL,, has hereunto set his signature on this 31 day of March, 2021.

ALPESHKUMAR K. PATEL

STATE OF TENNESSEE
COUNTY OF Dickson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, ALPESHKUMAR K. PATEL, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 31st day of March, 2021.

Michelle Bellar
NOTARY PUBLIC

My Commission Expires: 01/28/2023

MICHELLE BELLAR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this conveyance is made pursuant to a domestic settlement decree and/or a domestic decree and/or an adjustment of property rights between divorcing parties, and thus is exempt from taxation under T.C.A. § 67-4-409.

A Patel
AFFIANT

Subscribed and sworn before me this 31st day of March, 2021.

Michelle Bellar
NOTARY PUBLIC

My Commission Expires: 01/28/2023

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ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
KAMINIBEN PATEL
161 Luna Drive
Nashville, TN 37211

MICHELLE BELLAR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON