Karen Johnson
Batch# 768786
12/07/2021 09:59:12 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20211207-0161861

Prepared By and After Recording Return to:
BRIDGEHOUSE TITLE, LLC
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

MATTHEW HARRISON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. JAN. 6, 2025	STATE OF TENNESSEE COUNTY OF WILLIAMSON I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is 00.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale. Affiant This 12th day of August, 2021. Notary Public My Commission Expires:

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
RD Real Estate, LLC 7501 Highway 70 South, Unit 203 Nashville, TN 37221	New Owner	142-02-0-C-203.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, We, **Roopa D. Pastakia and Devang J. Pastakia, wife and husband** (hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **RD Real Estate, LLC** (hereinafter referred to as "**GRANTEE**") their heirs and assigns, in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit 203, Building Four, as shown on Exhibit A-1 of the Supplemental Declaration for Parkvue Condominiums, a Condominium, as of record in Instrument No. 20200828-0097614, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Roopa D. Pastakia and Devang J. Pastakia, wife and husband, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record as Instrument No. 20210720-0097010, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7501 Highway 70 South, Unit 203, Nashville, TN 37221.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 12th day of August, 2021.

By: Roopa D. Pastakia
Roopa D. Pastakia

By: Devang J. Pastakia
Devang J. Pastakia

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Roopa D. Pastakia and Devang J. Pastakia, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of August, 2021.

Notary Public

My Commission Expires:

MATTHEW HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. JAN. 6, 2025