Karen Johnson Davidson County
Batch# 788823 DEEDQC
01/12/2022 02:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220112-0004541

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 5th day of January, 2022.
My Commission Expires: 3-7-23

Notary Public

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Chandrakant Patel and Bhartiben Patel		
1609 Lillian Street	**NEW OWNER**	**083-14-0-195.00**
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Chandrakant Patel,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Chandrakant Patel and Bhartiben Patel, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 312 on the Plan of Edgefield Land Co's Third Subdivision of record in Plat Book 57, Page 152, 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 Chandrakant Patel, by Warranty Deed from Music City Holdings LLC, dated November 22, 2021 and filed of record in Instrument No. 20211203-0160801, Register's Office for Davidson County, Tennessee.

Being also known as 1609 Lillian Street, Nashville, Tennessee 37221.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

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.

Witness my hand this 5th day of January, 2022.

Chandrakant Patel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Chandrakant Patel,** the within named bargainor(s), 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 as their free act and deed.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of January, 2022.

Notary Public

Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-21-2022

Certificate of Authenticity

I, **Nick Harris**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-5-2022.

Affiant Signature

1-5-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of January, 2022.

Notary's Signature

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/7/22
Date