Karen Johnson Davidson County
Batch# 804788 DEEDQC
02/14/2022 11:08:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220214-0016668

Prepared By:
Centennial Title Company, Inc.
30 Burton Hills Blvd, #165
Nashville, TN 37215

39-B
21-1664

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Sarina Patel and Chirag Patel, wife and husband**, does hereby quitclaim unto **EVE on the River, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit**:

A certain condominium located in Davidson County, Tennessee, being Unit 501 of Eve, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eve, a Condominium of record in Instrument Number 20200928-0111243, as corrected by Scrivener's Affidavit of record in Instrument Number 20201027-0124272, as amended in Instrument Number 20210614-0079782, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit B to said Master Deed.

Together with the special rights to use the limited common elements as set out in Instrument Number 20200928-0111243 of the Declaration of Condominium for Eve, A Condominium and certain parking space number 11.

Being the same property conveyed to Sarina Patel and Chirag Patel, wife and husband by Warranty Deed from OII Property, L.P., a Tennessee limited partnership, dated November 29, 2021 of record in Instrument No. 20211202-0159738, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and property taxes for the current year.

This is improved property, known as: 700 1st Avenue N, Unit 501, Nashville, TN 37201

WITNESS THE EXECUTION HEREOF this 7th day of February 2022.

Sarina Patel

Chirag Patel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa)

On this 7th day of Feb, 2022 of before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Sarina Patel and Chirag Patel** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public
My Commission Expires: 6/13/24

CINDA TENNITY
Notary Public - California
Contra Costa County
Commission # 2329616
My Comm. Expires Jun 13, 2024

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is great, for this transfer is: **$0.00**.

Affiant

Sworn and subscribed before me on this the 7 day of February 2022.

Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

New Owner:	**Responsible For Tax Payment:**	**Tax Map-Parcel #:**
EVE on the River, LLC 29 Bigleaf Road	New Owner	082-14-0C-501.00CO