Karen Johnson Davidson County
Batch# 808129 DEEDQC
02/18/2022 09:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220218-0019106

This Instrument Prepared By:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID:
Jatin P. Patel 1212 Laurel Street, Unit 1003 Nashville, TN 37203	New Owner	093-09-0C-090.00-CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **CHITTAL J. PATEL** do hereby quitclaim and by these presents do transfer and convey all right, title and interest unto **JATIN P. PATEL** in and to the following tract of land in Davidson County, Tennessee described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit 1003 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument No. 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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 thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Jatin P. Patel and Chittal J. Patel, Husband and Wife by Warranty Deed from James Steven Fields, a single man, recorded on the 14th day of November 2016 of record in Instrument No. 20161114-0119528.

This improved property known as 1212 Laurel Street, Unit 1003, Nashville, TN 37203

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of February, 2022.

Chittal J. Patel

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned notary public of aforesaid county and state, personally appeared Chittal J. Patel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, executed the document herein for the purposes therein contained.

Witness my hand and seal on this 1st day of February, 2022.

Notary Public

My Commission Expires: 03/03/2025

ABBIE MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 1st day of February, 2022.

Notary Public

My Commission Expires: 03/03/2025

ABBIE MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, David Flores, 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 2/7/2022.

Date

Affiant Signature

2/7/2022

Date

State of North Carolina

County of Orange

Sworn to and subscribed before me this 7th day of February, 2022.

Notary's Signature Camelia S. White

My Commission Expires: 6/30/2025

Date

CAMELIA S. WHITE NOTARY PUBLIC CHATHAM COUNTY, N.C.

Notary's Seal