This Instrument Prepared by and Returned To:	Owner Name, Property Address & Responsible Party for Taxes:	Recording Data
Professional Title 1148 Wagner Drive Suite 101 Sevierville, TN 37862 *Bhadani/Mejia* **After Recording Return to The Above.**	4:13 Holdings, LLC 375 Davids Way La Vergne, TN 37086-5215 **Tax ID: 162-03-0-052.00**	Karen Johnson Davidson County Batch# 840057 DEEDQC 04/14/2022 03:12:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20220414-0043722

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 1 day of ~~December~~ APRIL 2021.

Notary Public

My Commission Expires: 02/21/2024

LYDIA ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That we, **Dhruvin Bhadani, a married man and Felipe Mejia, a married man** for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby convey and quit claim unto 4:13 Holdings LLC, a Tennessee Limited Liability Company, all of their right, title and interest in and to the following:

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of Colewood Acres, Section 4, of record in Plat Book 4175, Page 144, 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 **Dhruvin Bhadani, a married man and Felipe Mejia, a married man** by Quit Claim Deed from Dhruvin Bhadani, a married man of record in Instrument No. 20191029-0110786, Register's Office for Davidson County, Tennessee, dated October 16, 2019 and recorded on October 29, 2019.

Preparer makes no warranties or representations as to the status of the title to or the subdivision of the property described herein, other than that the description has been properly prepared from the information provided to the preparer.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand this the _____ of December 2021.

Dhruvin Bhadani

State of _____

County of _____

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Dhruvin Bhadani**, 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 within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of December 2021.

Notary Public
My Commission Expires:_____

Felipe Mejia

State of Tennessee

County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Felipe Mejia**, 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 within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of ~~December 2021~~. February 2022

Notary Public
My Commission Expires: 01/06/2025

ALEC W. SESSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ACKNOWLEDGMENT

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 Orange)

On 07/24/2022 before me, Yun Gao, Notary Public
(insert name and title of the officer)

personally appeared Dhruvin Bhadani
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

YUN GAO
COMM.# 2293430
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires June 16, 2023

Signature _____ (Seal)

Tennessee Certification of Electronic Document

I, Amber Yonts, 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 02/08/2022 (date of document).

Amber Yonts
Affiant Signature

04/08/2022
Date

State of Tennessee

County of Sevier

Sworn to and subscribed before me this 8th day of April, 2022.

Tara Lynn Dutton
Notary's Signature

MY COMMISSION EXPIRES: 2/2/2024

NOTARY'S SEAL

