Karen Johnson Davidson County
Batch# 843112 DEEDQC
04/20/2022 11:43:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220420-0045743

This Instrument Prepared By:
Cunningham, Mitchell & Rocconi
Larry A. Rocconi, Jr., Attorney
308 South Second Street
Clarksville, TN 37040
(931) 552-1480

RAKESHKUMAR PATEL, ET AL

TO: QUITCLAIM DEED

RAY PROPERTIES OF TN, LLC,
a Tennessee Limited Liability Company

THIS INSTRUMENT made and entered into on this the 19th day of March, 2022, by and between, RAKESHUMAR PATEL, YOGESH PATEL, and ANUKPUMAR PATEL, Grantors, to RAY PROPERTIES OF TN, LLC, a Limited Liability Company, Grantee, its successors and assigns, Grantee.

WITNESSETH:

THAT, FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RAKESHUMAR PATEL, YOGESH PATEL, and ANUKPUMAR PATEL, Grantors, do hereby convey and quitclaim unto RAY PROPERTIES OF TN, LLC, a Limited Liability Company, its successors and assigns, Grantee, any and all right, title and interest of Grantors in and to the following described real estate, together with all improvements thereon, in said property situated in the Davidson County, Tennessee, and further described as follows:

> Being Lot No. 6 on the Carolann Acres, of record in Plat Book 2083, Page 30, described according to a survey made by WW Turner Co., Engineers, May 26, 1952, as follows:
>
> Beginning on the Easterly margin of 26th Avenue North, at a point 300 feet North of the Northwest corner of the property conveyed to Davidson County Board of Education by deed from Mary L. Boreing et al, of record in Book 962, Page 68, Register's Office for said County, being the corner of Lots No. 5 and 6; thence with said Avenue, Northwardly 62.1 feet; thence South 86 degrees 25' East 231.5 feet; thence South 3 degrees 08' West 55.3 feet to the corner of Lots No. 5 and 6; thence with the line between said two lots, Westwardly 231.4 feet to the beginning.

This conveyance is subject to (1) building setback lines, utility and drainage easements and all other matters as shown on the aforementioned plat of record (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to grantor by deed of record in Document Number 20210715-0095438, in the Register's Office for Davidson County, Tennessee. The legal description is taken from said deed.

This property is identified as a portion of Map and Parcel No. 081-06-0-264.00, in the Davidson County Tax Assessor's Office.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED.

THIS PREPARER IS THE DRAFTSMAN ONLY OF THIS DOCUMENT AND IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER IRS §5064 (E) OR OTHER APPLICABLE LAW.

WHENEVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, Grantors has hereunto signed this day and date first above written.

YOGESH PATEL

STATE OF NJ
COUNTY OF Union

Personally, appeared before me, YOGESH PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 19th day of March, 2022.

JOSEPH DEMETRO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50104999
My Commission Expires 05/14/2024

Notary Public
My Commission Expires: 5/14/2024

IN TESTIMONY WHEREOF, Grantors has hereunto signed this day and date first above written.

GRANTORS:

RAKESHUMAR PATEL

STATE OF Tennessee
COUNTY OF Montgomery

Personally, appeared before me, RAKESHUMAR PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 12 day of April, 2022.

Shelby Scantling
Notary Public
My Commission Expires: March 18, 2026

SHELBY SCANTLING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

IN TESTIMONY WHEREOF, Grantors has hereunto signed this day and date first above written.

ANUKPUMAR PATEL

STATE OF North Carolina
COUNTY OF P.H

Personally, appeared before me, ANUKPUMAR PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 24 day of March, 2022.

Elizabeth S Nelson
Notary Public
My Commission Expires: April 3, 2022

Name and Address of Property Owner:

Ray Properties of Tennessee,
a Tennessee Limited Liability Company
495 Mobley Rd
Clarksville TN 37043

Name and Address of Person Responsible for Taxes: (if different)

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 12 day of April, 2022.

Notary Public

My Commission Expires: March 18, 2026

26787

202204200045743

Tennessee Certification of Electronic Document

, I Bobbi Huhnke, 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 March 19, 2022 (date of document).

Affiant Signature

4/13/2022
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 13 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-14-2025

