Karen Johnson Davidson County
Batch# 851618 DEEDQC
05/06/2022 09:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220506-0052382

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

YELLOWBIRD OIL & GAS INC.
3740 Dickerson Pike
Nashville, TN 37207

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 041-16-0; Parcel 007.00)

THIS INSTRUMENT made and entered into on this the 28TH day of April, 2022, by and between, **INDRAVADAN K. PATEL and BHARTIBEN I. PATEL,** ("Grantor"), and **YELLOWBIRD OIL & GAS INC.,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Lot No. 5, on the plan of Bellshire Estates, Section 2, Resubdivision Part of Lot No. 4, of record in Book 6050, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to Indravadan K. Patel and Bhartiben I. Patel, by Warranty Deed dated November 30, 2010, from Ontario, Inc., recorded December 2, 2010, in Instrument Number 20101202-0095902, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 3740 Dickerson Pike, Nashville, TN 37207.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 28th day of April, 2022.

I. K. PATEL

INDRAVADAN K. PATEL

B. I. PATEL

BHARTIBEN I. PATEL

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **INDRAVADAN K. PATEL and BHARTIBEN I. PATEL**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 28TH day of April, 2022.

Notary Public

My Commission Expires: 8-19-23

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 28TH day of April, 2022.

Notary Public

My Commission Expires: 8-19-23

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: GTS1-2022-41

True Copy Certification

I, Kaylie Joiner, 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 the 28th day of April, 2022.

Affiant Signature

4/28/22
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 28th day of April, 2022.

Notary's Signature

My Commission Expires: 05.19.25

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY