THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT6521-01

Karen Johnson Davidson County
Batch# 884433 DEEDQC
07/06/2022 09:45:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220706-0077747

Based on the information provided by the parties, no title search was requested or performed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, KAPIL PATEL, convey and quitclaim unto JAI BALAJI, LLC, a Tennessee Limited Liability Company, its successors and assigns, all of my right, title and interest in and to the following described real estate, to wit:

Lying and being in the Eighth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northerly margin of O'Brien, formerly Martha Street, at the southwest corner of the property conveyed to James H. Tidwell and wife, by deed from Will Bennett and wife, of in Book 1043, Page 214, Register's Office for said County; thence with Tidwell's westerly line northwardly 150 feet, more or less, to a point on the southerly margin of a 12-foot alley, being said Tidwell's northwest corner, thence with the southerly margin of said alley westwardly 50 feet; thence southwesterly 150 feet, more or less, to a point on the northerly margin of said O'Brien Street; thence with the Northerly margin of said Street eastwardly 50 feet to the beginning.

INCLUDED BUT EXCLUDED from this conveyance is that portion of property conveyed to the State of Tennessee of record in Instrument Number 20010920-0101882, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kapil Patel by deed from J. Steven St. John and wife, Monica S. St. John, dated July 12, 2019, and of record in Instrument Number 20190715-0068729, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the land and not show by the Public Records.

WITNESS MY HAND this 3 day of June, 2022.

KAPIL PATEL

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, KAPIL PATEL, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 3 day of June, 2022.

Lisa Gabell
NOTARY PUBLIC

My Commission Expires: LISA GABELL MY COMM. EXPIRES STATE OF TENNESSEE NOTARY PUBLIC 03-20-2024 COUNTY OF DICKSON

AFFIDAVIT

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

Kapil Patel
AFFIANT

Subscribed and sworn before me this 3 day of June, 2022.

Lisa Gabell
NOTARY PUBLIC

My Commission Expires: LISA GABELL MY COMM. EXPIRES STATE OF TENNESSEE NOTARY PUBLIC 03-20-2024 COUNTY OF DICKSON

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Map: 091
Parcel: 14-0-045

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
JAI BALAJI, LLC
5600 O'Brien Ave
Nashville TN 37209