Prepared by and returnable to:
Ashworth Law Firm, PLLC (RCA)
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 894441 DEEDQC
07/27/2022 09:52:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220727-0085601

QUITCLAIM DEED

Name & Address of New Owner:	Send Tax Bills To:	Map & Parcel No.:
Pankaj Bhatt and Parulben Joshi 684 Exmoor Dr. Goodlettsville, TN 37072	New Owner	025080A13100CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **PANKAJ BHATT AND PARULBEN JOSHI, HUSBAND AND WIFE,** hereinafter called **"GRANTORS,"** hereby quitclaim and convey unto **PANKAJ BHATT AND PARULBEN JOSHI, HUSBAND AND WIFE, AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST (the "Bhatt Interest") AND KOKILABEN RAJESH PATEL AND RAJESH JIVANBHAI PATEL, WIFE AND HUSBAND, AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST (the "Patel Interest"), The Bhatt and Patel Interests as they relate to each other held as tenants in common with right of survivorship,** hereinafter called **"GRANTEES,"** all the right, title and interest Grantors may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 131, on the Final Plat, Parkview Preserve, Phase 2, of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Pankaj Bhatt and Parulben Joshi, husband and wife by deed from Brian Leskody, unmarried, dated May 25, 2022, of record in Instrument No. 20220603.0064224, Register's Office for Davidson County, Tennessee.

This is "**Improved**" property known as **684 Exmoor Dr., Goodlettsville, TN 37072**. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29 day of June, 2022.

Grantor:

Pankaj Bhatt

Grantor:

Parulben Joshi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Pankaj Bhatt and Parulben Joshi,** the within named bargainor, 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, at office, this 29th day of June, 2022.

Notary Public

My commission expires: January 20, 2025

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 29th day of June, 2022.

Notary Public

My Commission Expires: January 20, 2025

