QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 897955 DEEDQC
08/03/2022 09:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220803-0088279

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

Regina Sullo
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2ND DAY OF AUGUST, 2022.

Sharon Fernandez
NOTARY PUBLIC

My Commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
6240 Nolensville LLC	SAME	173-00-0-066.00
112 30th Ave. N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JANAK PATEL

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

6240 NOLENSVILLE LLC

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Gibson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is improved property, known as: **6240 Nolensville Pike, Nashville, Tennessee 37211**
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 2nd day of August, 2022.

Janak Patel

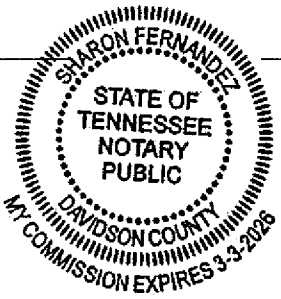
INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lisa Carter, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of August, 2022.

My Commission expires:
3/3/26



Sharon Fernandez
Notary Public

EXHIBIT A

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE MAP OF A SUBDIVISION OF A PART OF THE KING PROPERTY, AS SHOWN ON THE SURVEY PREPARED BY H.B. FOWLKES IN OCTOBER, 1946, NOT OF RECORD, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF THE NOLENSVILLE PIKE 50 FEET NORTH OF THE PROPERTY OF DOUGLAS ALLEN, AT THE COMMON CORNER OF LOTS NOS. 1 AND 2 OF SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 739 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 44 DEGREES 08' WEST 150.2 FEET TO THE COMMON EASTERLY CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 739 FEET TO THE EASTERLY MARGIN OF THE NOLENSVILLE PIKE; THENCE WITH THE MARGIN OF THE SAME, SOUTH 40 DEGREES 03' EAST, 150 FEET TO THE POINT OF BEGINNING, CONTAINING 2.55 ACRES.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED FILED FOR RECORD ON JULY 5, 2017 IN INSTRUMENT NUMBER 20170705-0067281, SAID REGISTER'S OFFICE.

BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING NORTHEAST MARGIN OF THE SR-11 AND THE NORTHWEST BOUDNARY OF THE CHARLES BENNET RHODES, ETUX PROPERTY, SAID POINT OF INTERSECTION BEING 35.00 FEET RIGHT OF SR-1 PROPOSED CENTERLINE STATION 451 + 57.03; THENCE WITH SAID EXISTING MARGIN N 39° 30' 23" W 150.00 FEET TO A POINT, SAID POINT BEING 35.00 FEET RIGHT OF SR-11 PROPOSED CENTERLINE STATION 453 + 07.03; THENCE WITH THE SOUTHEAST BOUNDARY OF THE REBECCA BOWLING AND LINDA GAIL SHORES PROPERTY N 50° 27' 27" W 20.00 FEET TO A POINT, SAID POINT BEING 55.00 FEET RIGHT OF SR-11 PROPOSED CENTERLINE STATION 453 + 07.04; THENCE WITH THE PROPOSED NORTHEAST MARGIN OF SAID ROAD S 39° 30' 23" E 150.01 FEET TO A POINT, SAID POINT BEING 55.00 FEET RIGHT OF SR-11 PROPOSED CENTERLINE STATION 451 + 57.04; THENCE WITH SAID NORTHWEST BOUNDARY S 50° 28' 09" W 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3000 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO JANAK PATEL BY SPECIAL WARRANTY DEED FROM BOBBETTE PHILLIPS GRIFFIN, EXECUTRIX OF THE ESTATE OF BOBBY L. PHILLIPS, RECORDED ON APRIL 28, 2022, OF RECORD IN INSTRUMENT NO. 20220428-0048929, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS PROPERTY ALSO KNOWN AS 6240 NOLENSVILLE PIKE, NASHVILLE, TN 37211.

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 8/2/22 (date of document).

Affiant Signature

8/2/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of August, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026