QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 898040 DEEDQC
08/03/2022 10:35:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220803-0088390

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-LA-19-623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF August 2022

Notary Public

MY COMMISSION EXPIRES: 1-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LAXMI 55 LLC	**New Owner**	
(NAME)	(NAME)	
1516 Hampton Street,		**026-14-0-005.00** **026-14-0-006.00** **026-14-0-007.00** **026-10-0-020.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAXMI 55 LLC,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LAXMI 55 LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE THE MAP & PARCEL NUMBERS TOGETHER INTO ONE MAP & PARCEL NUMBER.

TRACT I: (Map 026-14, Parcel 005)
LAND in Davidson County, Tennessee, being Lot No. 40 on the Plan of Terra View (Revised) Subdivision, of record in Book 1424, Page 4, Revising Book 1130, Page 69, Register's Office for Davidson County, Tennessee, being described as
follows:

Said Lot No. 40 fronts 100 feet on the Northerly margin of Wade Circle (South) and extends back 179.6 feet on the
Easterly line and 196.3 feet on the Westerly line to a dead line in the rear measuring 110 feet thereon.

TRACT II: (Map 026-14, Parcel 006)

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Terra View (Revised) Subdivision, of record in Book 1424, Page 4, Revising Book 1130, Page 69, Register's Office for Davidson County, Tennessee, being described as follows:

Said Lot No. 41 front 100 feet on the North side of Wade Circle South and runs back 179.6 feet on the West line and 162.3 feet on the East line to a dead line in the rear on which it measures 125 feet.

TRACT III: (Parcel 026-14, Parcel 007)

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of Terra View (Revised) Subdivision, of record in Book 1424, Page 4, Revising Book 1130, Page 69, Register's Office for Davidson County, Tennessee, being described as follows:

BEGINNING on the Northerly margin of Wade Circle South at the corner of Lots Nos. 41 and 42; thence with the line between said two lots, Northwardly 162.3 feet to the Southerly line of Lot No. 44; thence with the line between Lot Nos. 42, 43 and 44, Eastwardly 132.5 feet to the Westerly margin of Wade Circle East; thence with same, Southwardly 118.2
feet to the beginning of a curve; thence around said curve with a radius of 50 feet, Southwestwardly 61.61 feet to the Northerly margin of Wade Circle South; thence with same Westwardly 63.1 feet to the beginning.

TRACT IV: (Parcel 026-10, Parcel 020)

LAND in Davidson County, Tennessee, being the Easterly part of Lot No. 43 on the Plan of Terra View Subdivision, Revised, as of record in Book 1424, Page 4, Register's Office for Davidson County, Tennessee, and further described as follows:

BEGINNING at a point in the Southerly margin of Wade Circle North, 20 feet East of the corner of Lot Nos. 43 and 44; thence with the margin of Wade Circle North, Easterly 30 feet to the concrete monument at the beginning of a curve; thence around said curve Southeasterly 85.1 feet to another concrete monument in the Westerly margin of Wade Circle East; thence with the margin of Wade Circle East, Southerly 107.7 feet to a point; the common corner of Lot Nos. 43 and42; thence with the line between said lots Westerly 80 feet to a point 27.5 feet Easterly from the common Southerly corner of Lot Nos. 43 and 42; thence Northerly 170 feet, more or less, to the point of beginning.

Being the same property conveyed to LAXMI 55 LLC, a Tennessee Limited Liability Company by Warranty Deed from Kalpesh R. Patel, a 17% undivided interest, Vishal A. Banker, a 33% undivided interest, Divyesh R. Gopal, a 17% undivided interest and Tejal S. Patel, a 33% undivided interest of record in Instrument No. 20190809-0079482, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY: Property also known as 623, 639, 641 and 643 Wade Circle, Goodlettsville, TN 37072.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **623, 639, 641 and 643 Wade Circle, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 1st day of August, 2022.

Laxmi 55 LLC

By: Dharmesh Patel, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DHARMESH PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of LAXMI 55 LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of July, 2022.

Notary Public

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212