Karen Johnson Davidson County
Batch# 971444 DEEDQC
02/16/2023 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230216-0011273

QUITCLAIM DEED

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 16th day of February, 2023.

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
H A Mehta Enterprises, Inc. **6229 Robertson Ave** **Nashville, TN 37209**	**New Owner**	**092 06 0 617** **092 06 0 618**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Amel Mehta a/k/a Amal Mehta and wife, Rita Mehta** (hereinafter referred to as "Grantors") do hereby quitclaim and convey unto **H A Mehta Enterprises, Inc.**, a Tennessee Corporation (hereinafter referred to as "Grantee"), all of their interest in the following described parcels of real estate located in Davidson County, Tennessee:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 14 on the map of Buchi's Subdivision of Lot No. 20, McNairy's Subdivision, as of record in Book 421, Page 66, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the westerly side of 25th Avenue, North, formerly Foster Street, and runs back between parallel lines 153-1/3 feet, more or less, to an alley.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 15 on the map of Buchi's Subdivision of record in Book 421, Page 66, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the westerly side of 25th Avenue, North, formerly Foster Street, and runs back between parallel lines, 157 feet more or less to an alley.

Being the same properties conveyed to Amel Mehta and wife, Rita Mehta, by Warranty Deed from Louis J. Resha, Jr., of record in Instrument No. 20020128-0011632, said Register's Office for Davidson County, Tennessee.

This is real property commonly described as 717 & 719 25th Ave N., Nashville, Tennessee 37208.

This is the same legal description found in the last deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 15 day of February 2023.

Grantors:

Amel Mehta a/k/a Amal Mehta
Amel Mehta a/k/a Amal Mehta

Rita Mehta
Rita Mehta

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 15 day of February, in the year 2023, before me the undersigned, personally appeared Amel Mehta a/k/a Amal Mehta, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 15 day of February, 2023.

Lisa Morgan
Notary Public

LISA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires May 7, 2025

My Commission Expires: May 7, 2025

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 15 day of February, in the year 2023, before me the undersigned, personally appeared Rita Mehta, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 15 day of February, 2023.

Lisa Morgan
Notary Public

LISA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires May 7, 2025

My Commission Expires: May 7, 2025

Certificate of Authenticity

I, Trent Notestine, do herby 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 February 15, 2023.

AFFIANT SIGNATURE 02/16/23 Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 16th day of February, 2023.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

