This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18-2124

Karen Johnson Davidson County
Batch# 1000327 DEEDQC
05/08/2023 08:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230508-0033692

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 5th day of May 2018. 2023

Notary Public
My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Soha S.Patel<br>2220A 11th Avenue South<br>Nashville, TN 37204 | New Owner | 105-13-4G-001.00 ( a part of 105-13-0-242.00) |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Soha S. Patel, married** ("Grantor") do/does hereby quitclaim and convey unto **Soha S. Patel and Sandeep R. Patel, wife and husband** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, and being Unit A, together with the appurtenant common elements of 2220 11th Avenue South Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 2220 11th Avenue South Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20161123-0123940; as amended in Instrument No. 20170413-0036100 and in Instrument No. 20171120-0118718, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said units as set forth in said Declaration, as amended. Reference is hereby made to the Site Plan of Units A & B, 2220 11th Avenue South, attached as Exhibit to said Declaration, as amended, for a more complete identification and placement of such Unit.

Being a portion of the property conveyed to Soha S. Patel by Warranty Deed from Q&A Holdings, GP, a Tennessee general partnership, dated June 29, 2018 and recorded as Instrument No. 201807060065467 on July 6, 2018 in the office of the Register of Deeds of Davidson County, Tennessee.

This is improved property located at: **2220A 11th Avenue South, Nashville, TN 37204**

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

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 5th day of May, 2023.

GRANTOR:

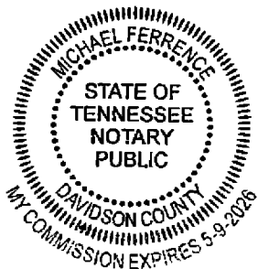
Soha S. Patel

Soha S. Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Soha S. Patel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of May, 2023.




Notary Public
My Commission expires: _____

## Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 5/5/23.

Affiant Signature

5/5/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of May, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires