Karen Johnson Davidson County
Batch# 1014786 DEEDQC
06/13/2023 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,092.24
20230613-0045050

Prepared by:
Perrone & Young
Patricia R. Young
400 Sugartree Lane, #220
Franklin TN 37064-3073
615 / 373.6910

QUIT CLAIM DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
Neil N. Patel 1883 Tradition Circle Brentwood, TN 37027	Same	092-16-0D-420.00-CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater is $295,200.00

AFFIANT

Sworn to and subscribed before me this 13th day of June 2023.

NOTARY PUBLIC

My commission expires: 07.03.2023

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Dharmesh Patel**, and wife, **Peena Patel** (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the **Neil N. Patel**, a single man, (the "Grantee"), his heirs, successors, and assigns, certain real estate in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 420, on the Horizontal Property Regime for The Bristol on Broadway, as recorded in the Master Deed of record as Instrument No. 20050517-0055639, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided

percentage interest in the common elements allocated to said unit as set forth in said master Deed.

BEING the same property conveyed to Dharmesh Patel and Peena Patel, husband and wife, by Warranty Deed dated August 4, 2020, from Sunny Cloe Bartholomew, married, recorded on August 6, 2020, as Instrument No. 20200806-0097505, Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS

1803 BROADWAY, # 420, NASHVILLE, TENNESSEE, 37203-2763

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this 10 day of June 2023.

GRANTORS:

DHARMESH PATEL

PEENA PATEL

STATE OF ILLINOIS)
COUNTY OF COOK)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Dharmesh Patel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within-named bargainor, and that he executed the foregoing Quit Claim Deed for the purpose therein contained.

WITNESS my hand and official seal, at office in Chicago, Illinois, this 10 day of June 2023.

BRIAN STRANDQUIST
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 7, 2024

NOTARY PUBLIC

My Commission Expires: 02/07/2024

STATE OF ILLINOIS)
COUNTY OF COOK)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Peena Patel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within-named bargainor, and that she executed the foregoing Quit Claim Deed for the purpose therein contained.

WITNESS my hand and official seal, at office in Chicago, Illinois, this 10 day of June 2023.

BRIAN STRANDQUIST
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 7, 2024

NOTARY PUBLIC

My Commission Expires: 02/07/2024

202306130045050

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the foregoing electronic document – **Quit Claim Deed dated June 13, 2023** – tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on June 13, 2023.

THIS 13 day of June 2023.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for this county and state, Patricia R. Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 13 day of June 2023.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MILDRED A. SELMAN Notary Public

My commission expires: 07.03.2023