Name and Address of New Owner and Send Tax Bills To:

Gaurav Sanjaybhai
128 Shiaway Ct
Nashville TN 37217
This Instrument Prepared By and Return to:
Michal Durakiewicz
725 Cool Springs Blvd., Suite 600
Franklin, TN 37067
615-812-2829

Karen Johnson Davidson County
Batch# 1034030 DEEDQC
08/03/2023 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230803-0060017

Map and Parcel: 149-02-OF-015.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Urvi Shah,** "the Grantor," convey and quitclaim and interest unto **Gaurav Sanjaybhai,** "the Grantee," the following described real estate

Land in Davidson County, being described as follows:
Being Unit No.15, on the Plan of Ravens Retreat formerly Vale Ridge Townhomes as described in Exhibit "B" and the declaration of covenants conditions and restrictions for Ravens Retreat of record as Instrument No 201206060049599. together with all interest appurtenant to said unit as described therein.

Being the same property conveyed to Gaurav Sanjaybhai by deed of record as Instrument No 202003120027697, Register's Office for Davidson County, Tennessee.

THE PRUPROSE OF THIS QUITCLAIM IS TO CONVEY AND AND ALL RIGHTS INCLUDING SPOUSALE RIGHTS.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the first day of August, 2023.

Urvi Shah
STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, a Notary Public in and for said State and County, **Urvi Shah**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 01 day of Aug, 2023.

Notary Public
My commission expires: 10/07/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gaurav Sanjaybhai Shah

Sworn to and subscribed before me this
2nd day of August 2023.

Notary Public
My commission expires: 11/20/2024

MICHAL DURAKIEWICZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 20, 2024

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 August 1, 2023 (date of document).

Regina Sullo
Affiant Signature

August 3, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 3rd day of August, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

