Karen Johnson Davidson County
Batch# 1034656 DEEDQC
08/04/2023 12:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230804-0060471

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1214 Pennock Avenue LLC 269 White Bridge Pike Nashville, TN 37209	New owner	071-15-0-414.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Chandrakant Patel and Bhartiben Patel, husband and wife**, by these presents do hereby quitclaim and convey unto, **1214 Pennock Avenue LLC, a Tennessee limited liability company**, its successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Crutchers Subdivision, of the Lucy H. Lindsley Property of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the West side of Pennock Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eunice J. Hyde and wife, Reta Hyde by Warranty deed from Jack Green and wife, Gladys L. Green of record in Book 9807, page 190, Register's Office for Davidson County, Tennessee, dated September 15, 1995 and recorded on September 26, 1995.

Reta Hyde died leaving Eunice J. Hyde as the remaining tenant by the entirety.

Being the same property conveyed to Chandrakant Patel and Bhartiben Patel by Warranty deed from Eunice J. Hyde of record in Instrument No. 20211117-0153224 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 17, 2021.

Being also known as 1214 Pennock Avenue, Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 2nd day of AUGUST, 2023.

Sarah Hallenward
Affiant

Carmen Coats
Notary Public

My commission expires:
(Affix Seal)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1st day of August, 2023.

Chandrakant Patel

Bhartiben Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Chandrakant Patel and Bhartiben Patel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of August, 2023.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 4, 2023 (date of document).

Affiant Signature

August 4, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 4th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023