Karen Johnson Davidson County
Batch# 1035654 DEEDQC
08/08/2023 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230808-0061221

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:
Nilay Suvratbhai Shah Deval Nilay Shah 539 Croley Dr. #A Nashville, TN 37209	New Owner	090-16-2A-001.00-CO

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, **Nilay Suvratbhai Shah, A Married Man,** by these presents does hereby quitclaim and convey unto **Nilay Suvratbhai Shah and Deval Nilay Shah, Husband and Wife,** their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit A as shown on the Declaration Establishing a Horizontal Property Regime for the Townhomes at 539 Croley Drive, of record in Instrument No. 20211013-0137436, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Geoffrey Jackson and Monia Kay Johnson, both unmarried, as tenants in common by Warranty deed from Marie A. Merryman fka Marie Athlene Fuller of record in Instrument No. 20000328-0031120 Register's Office for Davidson County, Tennessee, dated March 27, 2000 and recorded on March 28, 2000.

Being a portion of the same property conveyed to Double E Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Geoffrey Jackson, an unmarried man and Monia Johnson, an unmarried woman of record in Instrument No. 20210903-0118783 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on September 3, 2021.

Being the same property conveyed to Nilay Suvratbhai Shah, A Married Man, by Warranty Deed from Double E Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No.20230613-0045114 Register's Office for Davidson County, Tennessee, dated June 9, 2023 and recorded on June 13, 2023

Being also known as 539 Croley Dr., #A, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 9th day of June, 2023.

Sarah Hazelwood
Affiant

My commission expires:
(Affix Seal)

Kristian Booth
Notary Public

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9th day of June, 2023.

N.S. shah

Nilay Suvratbhai Shah

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nilay Suvratbhai Shah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained. provided driver license as I.D.

Witness my hand and seal this 9th day of June, 2023.

Notary Public
Ann R. Sedrish

My Commission Expires: 8/14/2025

NOTARY PUBLIC STATE OF FLORIDA

ANN R. SEDRISH
Commission # HH 127328
Expires August 14, 2025
Bonded Thru Budget Notary Services

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 7, 2023 (date of document).

Affiant Signature

August 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th 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