Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch # 1085530 DEEDQC
12/27/2023 08:49:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231227-0099093

SHAAN PATEL

TO: QUITCLAIM DEED

KARA ELISABETH LANGER, Trustee of the
SHAAN PATEL TENNESSEE INVESTMENT SERVICES TRUST

THIS QUITCLAIM DEED OF REALTY, executed as of the 19th day of December, 2023, by Grantor, SHAAN PATEL, an unmarried man, to Grantee, KARA ELISABETH LANGER, Trustee of the SHAAN PATEL TENNESSEE INVESTMENT SERVICES TRUST, dated December 19, 2023,

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, being Lot 338 on the plan of Oakwood Park, as shown on plat of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Shaan Patel, an unmarried man, by Warranty Deed from Philip L. Clothiaux, unmarried, dated December 1, 2023, and recorded December 12, 2023, of record in Instrument No. 20231212-0095686, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to:
>
> 1. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Oakwood Park, as recorded in Plat Book 421, Page(s) 12.

2. Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached recorded in Instrument No. 20220713-0080468.
3. Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20221005-0109979 and Instrument No. 20221013-0112346.
4. Easement to Metropolitan Government of Nashville of record in Instrument No. 20231030-0084706, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

SHAAN PATEL Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, SHAAN PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19th day of December, 2023.

My Commission Expires:

1/4/27.

Notary Public

JOHN FORREST KELLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Kara Elisabeth Langer, Trustee of the Shaan Patel Tennessee Investment Services Trust 1215 North 8th Street Nashville, TN 37207	SAME/OWNER
Property Address:	Map and Parcel No.:
1215 North 8th Street Nashville, TN 37207	071-16-0-274.00

STATE OF TENNESSEE, DAVIDSON COUNTY
The actual consideration given for this conveyance is $0.00.

Affiant

Subscribed and sworn to before me this the 19th day of December, 2023

Notary Public
My Commission Expires: 1/4/27

JOHN FORREST KELLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY