Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211 . Karen Johnson Davidson County Batch# 1097121 DEEDQC 02/01/2024 03:46:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20240201-0007282	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 30th day of January, 2024. Notary Public My commission expires: 7/7/25

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
BPR1, LLC	**New Owner**	**071-01-0E-033.00 CO**
1014 Emery Bay Circle	**1014 Emery Bay Circle**	
Hendersonville, TN 37075	**Hendersonville, TN 37075**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, NEAL PATEL and BHARAT PATEL, GRANTOR(S)", by these presents, do hereby quitclaim and convey unto BPR1, LLC, a Tennessee limited liability company, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 33 on the plan of Proximity, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Proximity, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210830-0116796, as amended in Instrument No. 20210903-0118829 and Instrument No. 20230524-0039230, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particularly description thereof.

Being the same property conveyed to Neal Patel and Bharat Patel, joint tenants with right of survivorship, by Special Warranty Deed from RSD Trinity Lane, LLC, a Tennessee limited liability company, dated 9/27/23 of record in Instrument No. 20230929-0076617, Register's Office of Davidson County. Tennessee. Grantors herein make oath that the within described property is neither their nor their respective spouse's/dependent's principal residence.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property being designated as 2210 Old Matthews Road, Nashville, TN 37207.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 29th day of January, 2024.

NEAL PATEL

BHARAT PATEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Neal Patel, the within named Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of January .2024.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY Davidson

Personally appeared before me, a Notary Public of said County and State, Bharat Pate, the within named Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of January .2024.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/29/2024 (date of document).

Jennifer Russell
Affiant Signature

2/1/2024
Date

State of Tennessee

County of Sumner

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 1 day of February 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL