Karen Johnson Davidson County
Batch# 1109022 DEEDQC
03/08/2024 01:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240308-0016333

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

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Chandrakant M. Patel 525 Sandpiper Circle Nashville, TN 37221	New Owner	091-10-0-034.00

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 M. Patel, a married man,** by these presents does hereby quitclaim and convey unto **a Chandrakant M. Patel, a married man and Saurin Patel, a married man, as tenants in common with rights of survivorship,** its successors, representatives, and assigns, its 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. 65 on the Plan of Subdivision of Lots 39 and 40, in the Dividion of B.F. Cockrill Farms of record in Plat Book 332, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete descrxiption of the property.

Being the same property convyed to Chandrakant M. Patel, married, via Warranty Deed dated December 30, 2022, and recorded as Instrument No. 20230105-0000822, on January 5, 2023 in the Register's Office for Davidson County, TN.

Being also known as 5842 Leslie Avenue, 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 8th day of March, 2024.

Sarah Harlemurrl
Affiant

My commission expires: 7/12/2024
(Affix Seal)

Notary Public

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of March, 2024.

Chandrakant M. Patel

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2024, before me personally appeared Chandrakant M. Patel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of March, 2024.

Notary Signature
My commission expires: 7/13/2024



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **March 8, 2024** (date of document).

Affiant Signature

March 8, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 8th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25