Karen Johnson
Batch # 1125868
04/22/2024 03:42:05 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240422-0028810

NEW OWNER:

Chittal Patel
402 Vail Run
Mount Juliet, Tennessee 37122

THIS INSTRUMENT PREPARED BY:

ROCHELLE, McCULLOCH & AULDS, PLLC
109 North Castle Heights Avenue
Lebanon, Tennessee 37087

SEND TAX BILLS TO:
New Owner

FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE OPINION REQUESTED; NO SEARCH PERFORMED; DESCRIPTION FROM PRIOR DEED

Map & Parcel: 093 09 0C 090.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CHITTAL JATIN PATEL, EXECUTRIX OF THE ESTATE OF JATIN P. PATEL** (the "Estate"), do hereby convey and quitclaim unto **CHITTAL JATIN PATEL, individually**, her successors, heirs and assigns, forever, all of the Estate's right, title and interest in and to the following tracts or parcels of land, situate and lying in **DAVIDSON** County, Tennessee, described as follows, to-wit:

> A certain condominium located in Davidson County, Tennessee, being Unit 1003 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provisions of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument No. 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said

Declaration; together with a percentage interest in the common elements and voting percentage as set for in Exhibit F to said Declaration.

Being the same property conveyed to Jatin P. Patel by Quitclaim Deed from Chittal J. Patel dated February 7, 2022, of record in **Instrument No. 20220218-0019106**, Register's Office for Davidson County, Tennessee. Jatin P. Patel died January 19, 2023 and his Last Will and Testament which was admitted to Probate by Order of the Probate Court for Wilson County, Tennessee on January 27, 2023 devised the above referenced property to Chittal Jatin Patel. Said Last Will and Order are each of record in Instrument No. 20240328-0021846 and Instrument No. 20240328-0021845, respectively, Register's Office for Davidson County, Tennessee.

This is the improved property known as **1212 Laurel Street, Unit 1003, Nashville, Tennessee 37203.**

WITNESS MY SIGNATURE this 16th day of April 2024.

ESTATE OF JATIN P. PATEL

By: _____
CHITTAL JATIN PATEL, Executrix

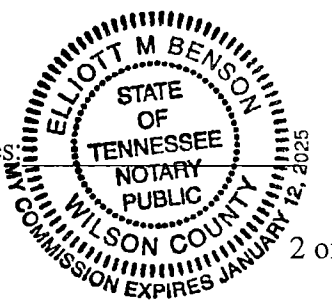
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHITTAL JATIN PATEL**, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who acknowledged that she is the duly appointed **EXECUTRIX OF THE ESTATE OF JATIN P. PATEL**, and as such Executrix on behalf of said Estate executed the foregoing instrument of her own free will and for the purposes and considerations therein expressed.

Sworn to and subscribed before me this 16th day of April 2024.

_____
Notary Public

My Commission Expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$0.00**

AFFIANT

Sworn to and subscribed to before me this 16th day of April 2024.

NOTARY PUBLIC

My commission expires: 