Karen Johnson Davidson County
Batch # 1126922 DEEDQC
04/25/2024 10:17:06 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240425-0029892

PREPARED BY:
HUDSON, REED & CHRISTIANSEN, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

Name and Address of New Owner:
Nishith Jobalia
Nayan Patel
Jewell Hale
1308 Murfreesboro Road
Franklin, TN 37064

Send Tax Bills To:
Same

Tax Map/ Parcel No.
183-00-0-46.00
183-00-0-98.00
183-00-0-99.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **NISHITH JOBALIA and NAYAN PATEL,** do hereby quitclaim and convey unto **JEWELL HALE,** his heirs, successors and assigns, forever, a ten percent (10%) undivided interest as tenant in common, to **NISHITH JOBALIA**, his heirs, successors and assigns, forever, a forty percent (40%) undivided interest as tenant in common, and to **NAYAN PATEL**, his heirs, successors and assigns, forever, a fifty percent (50%) undivided interest as tenant in common to the following described real estate situated in Davidson County, Tennessee, to-wit:

SEE EXHIBIT "A"

WITNESS OUR HANDS on this the 18th day of April, 2024.

NISHITH JOBALIA

NAYAN PATEL

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority of the State and County aforesaid, personally appeared Nishith Jobalia, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that he executed the within QuitClaim Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 18th day of Apr. 1, 2024.

NOTARY PUBLIC

My commission expires: 1/19/2025

JEFFREY L. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority of the State and County aforesaid, personally appeared Nayan Patel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that he executed the within QuitClaim Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 18th day of Apr. 1, 2024.

NOTARY PUBLIC

My commission expires: 1/19/2025

JEFFREY L. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer is $ NONE.

AFFIANT

Sworn to and subscribed before me,
this 18th day of April, 2024.

NOTARY PUBLIC
My commission expires: 1/19/2025

JEFFREY L. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

Three tracts of land located in the Thirty-Second Councilmanic District of Nashville, Davidson County, Tennessee near Interstate 24 and Old Hickory Boulevard, being more particularly described as follows:

Tract 1:

Beginning at the intersection of the westerly right-of-way of Old Hickory Boulevard and the northerly right-of-way of Hobson Drive;

Thence with said right-of-way of Hobson Drive northwesterly with a curve to the right 404.25 feet, said curve having a radius of 807.77 feet, a central angle of 28°40'26" and a chord of 400.05 feet at North 59°24'15" West;

Thence North 27°50'30" East, 337.17 feet to an iron road;

Thence North 75°53'00" East, 116.54 feet to the westerly right-of-way of Old Hickory Boulevard and Interstate 24;

Thence with said right-of-way as follows:

South 33°46'24" East, 111.77 feet;
South 10°54'42" East, 207.37 feet;
South 05°38'09" West, 195.92 feet to a concrete monument;
Southwesterly with a curve to the right 39.49 feet to the beginning, said curve having a radius of 11,359.16 feet, a central angle of 00°11'57" and a chord of 39.49 feet at South 12°05'07 ½" West;

Containing 125,966 square feet or 2.892 acres, more or less.

Tract 2:

Beginning at the intersection of the westerly right-of-way of Old Hickory Boulevard and the southerly right-of-way of Hobson Drive;

Thence with said right-of-way of Old Hickory Boulevard as follows:

South 12'16'38" West, 29.84 feet;
South 04°57'32" West, 156.90 feet to an iron rod in the northerly boundary of the Re-Sub. Plan of Gilroy Church of Christ Property of record in Plat Book 5210, Page 80, R.O.C.C.;

Thence with said northerly boundary North 83°27'22" West, 252.05 feet to an iron rod at a northeasterly corner of Phase Four, Section Seven "A", October Woods subdivision of record as Instrument Number 20000907-0088379, R.O.D.C.;

Thence with said subdivision North 82°38'10" West, 313.79 feet;

Thence North 43°32'47" East, 401.94 feet to the southerly right-of-way of Hobson Drive;

Thence with said right-of-way southeasterly with a curve to the left 354.57 feet to the beginning, said curve having a radius of 741.66 feet, a central angle of 27°23'31" and a chord of 351.21 feet at South 60°08'57 ½" East;

Containing 116,656 square feet or 2.678 acres, more or less.

Tract 3:

Beginning in the southerly right-of-way of Hobson Drive, northwesterly 354.57 feet from the westerly right-of-way of Old Hickory Boulevard;

Thence South 43°32'47" West 401.94 feet to the northerly boundary of Phase 4, Section Seven B, October Woods of record as Instrument Number 20000907-0088378, R.O.D.C.;

Thence with said boundary as follows:

North 82°44'11" West, 399.49 feet to an iron rod;
North 81°55'18" West, 399.90 feet to an iron rod;

Thence North 08°06'51" East, 790.04 feet to an iron rod;

Thence South 76°17'56" East, 827.27 feet to the southerly right-of-way of Hobson Drive;

Thence with said right-of-way as follows:

Southeasterly with a curve to the left 356.30 feet, said curve having a radius of 326.63 feet, a central angle of 62°30'00" and a chord of 338.89 feet at South 13°49'02" East;

South 45°04'02" East, 84.90 feet;

Southeasterly with a curve to the left 17.94 feet to the beginning, said curve having a radius of 741.66 feet, a central angle of 01°23'10" and a chord of 17.94 feet at South 45°45'37" East;

Containing 665,457 square feet or 15.277 acres, more or less.

Being a portion of the same property conveyed to Nishith Jobalia and Nayan Patel by Special Warranty Deed of record as Instrument Number 20170426-0041177, Register's Office for Davidson County, Tennessee.