Karen Johnson Davidson County
Batch# 1128989 DEEDQC
04/30/2024 12:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240430-0031384

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Roshan S. Patel and Minal S. Patel, Co-Trustees 4156 Outer Drive Nashville, TN 37204	Same	132 07 0 017.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, ROSHAN PATEL and MINAL PATEL (collectively, the "Grantor"), hereby quitclaim and convey to ROSHAN S. PATEL and MINAL S. PATEL, CO-TRUSTEES OF THE PATEL COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Revised Plan of Overton Heights, as of record in Plat Book 2663, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by deed of record as Instrument #20211209-0163382, Register's Office for Davidson County, Tennessee.

This is property known as 4209 Morriswood Court, Nashville, Tennessee.

[See next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 30th day of April, 2024.

ROSHAN PATEL

MINAL PATEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Roshan Patel and Minal Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 30 day of April, 2024.

MICHELE KRISTIANNE TOUCHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 30 day of April, 2024.

MICHELE KRISTIANNE TOUCHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

37307986.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 30, 2024 (date of document).

Affiant Signature

04/30/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of April, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

