Karen Johnson Davidson County
Batch# 1143068 DEEDQC
06/04/2024 12:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240604-0041667

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

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1609 Lillian Development, Inc. 6451 Thunderbird Dr. Nashville, TN 37209	New Owner	083-14-0-195

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 and Bhartiben Patel, husband and wife,** by these presents does hereby quitclaim and convey unto **1609 Lillian Development, Inc.,** a Tennessee corporation, 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. 312 on the Plan of Edgefield Land Co's Third Subdivision of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chandrakant Patel by Warranty deed from Music City Holdings, LLC., a Texas limited liability company, of record in Instrument No. 20211203-0160801 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded on December 3, 2021 and Affidavit of Notary Public recorded on January 12, 2022 as Instrument Number 20220112-0004442.

Being the same property conveyed to Chandrakant Patel and Bhartiben Patel, husband and wife by Quit Claim deed from Chandrakant Patel of record in Instrument No. 20220112-0004541 Register's Office for Davidson County, Tennessee, dated January 5, 2022 and recorded on January 12, 2022.

Being also known as 1609 Lillian Street, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 4 day of JUNE, 2024.

Affiant

My commission expires: (Affix Seal) 9/8/25

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25 day of April, 2024.

Chandrakant M. Patel

Bhartiben Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of April, 2024, before me personally appeared Chandrakant M. Patel and Bhartiben 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 25 day of March, 2024.

Notary Signature
My commission expires: 9-7-26

MARLONE SANKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 7, 2026

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 **May 23, 2024**.

Affiant Signature

June 3, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 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