Karen Johnson Davidson County
Batch# 1146792 DEEDQC
06/13/2024 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240613-0044362

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:
5842 Leslie Ave Inc. 5842 LESLIE AVE NASHVILLE, TN 37209	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, and Saurin Patel, a married man, as tenants in common with rights of survivorship** by these presents does hereby quitclaim and convey unto **5842 Leslie Ave 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. 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, and Saurin Patel, a marrie man, via Quitclaim Deed dated March 8, 2024, and recorded as Instrument No. 20240308-0016333, on March 8, 2024 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 4TH day of ~~May~~ JUNE, 2024

Affiant

My commission expires: (Affix Seal)

Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4 day of ~~May~~ June, 2024.

Chandrakant M. Patel

~~Saurin~~ 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 4 day of ~~May~~ June, 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 4 day of ~~May,~~ June 2024.

Notary Signature
My commission expires: 3.3.25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4 day of ~~May~~ June, 2024, before me personally appeared Saurin 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 4 day of ~~May~~ June, 2024.

Notary Signature
My commission expires: 3.3.25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 **June 4, 2024**.

Affiant Signature

June 13, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th 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