Karen Johnson Davidson County
Batch# 1168737 DEEDQC
08/13/2024 03:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240813-0061517

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Patel Revocable Living Trust
1221 Riverbrook Dr
Hermitage, TN 37076

Send Tax Bill to:
Owner

Map-Parcel Numbers:
097020A32500CO

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00

Leah M. Lynch
Affiant

Subscribed and sworn to before me, this the 9th day of August, 2024.

Notary Public

My Commission Expires:
9-7-26

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KRUPAL PATEL AND BHAVNISHA PATEL, HUSBAND AND WIFE** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **KRUPAL PATEL AND BHAVNISHA PATEL TRUSTEES OF THE PATEL REVOCABLE LIVING TRUST,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1221 Riverbrook Drive, Hermitage, TN 37076.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of August, 2024.

BP

KP

By: Bhavnisha Patel

By: Krupal Patel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Krupal Patel and Bhavnisha Patel**, the Grantors, 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 and official seal this 9th day of Angust, 2024.

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE BENJAMIN SEAMON

My commission expires: 9-7-26

Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 325 on the plan of Villages of Riverwood, Section One, Phase 3C, Revision One of record in Instrument No. 20130405-0033853, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Krupal Patel and Bhavnishak Patel, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated September 27, 2013, of record in Instrument Number 20131002-0103543, said Register's Office. Bhavnishak Patel and Bhavnisha Patel are one and the same person.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8/9/24.

Affiant Signature

8/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of August, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY