Karen Johnson Davidson County
Batch# 1168753 DEEDQC
08/13/2024 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240813-0061546

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:

Metaliya-Kagalwala Revocable Living Trust
554 Flintlock Ct
Nashville, TN 37217

Send Tax Bill to:
Owner

Map-Parcel Numbers:
135-16-0B-076.00

State of Tennessee
County of Davidson

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

Leah M. Yupul
Affiant

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

Notary Public

My Commission Expires:
9-7-26

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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, **DHARA KAGALWALA, A MARRIED WOMAN AND BHAVNISHA PATEL, A MARRIED WOMAN** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **PARAS METALIYA AND DHARA KAGALWALA TRUSTEES OF THE METALIYA-KAGALWALA REVOCABLE LIVING TRUST AND KRUPAL PATEL AND BHAVNISHA PATEL TRUSTEES OF THE PATEL REVOCABLE LIVING TRUST, AS TENANTS IN COMMON,** 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 554 Flintlock Ct., Nashville, TN 37217.

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

DK BP

Kagalwala

By: Dhara Kagalwala

B.K.Patel

By: Bhavnisha 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 **Dhara Kagalwala 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 August, 2024.

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My commission expires: 9-7-26

Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 76 on the Plan of Woodridge at Nashboro Village of record in Plat at Instrument No. 20021120-0143949, 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 Dhara Kagalwala, a married woman and Bhavnisha Patel, a married woman, as tenants in common with rights of survivorship by Warranty deed from Mark Guerra, an unmarried man of record in Instrument No. 201705016-0048455 Register's Office for Davidson County, Tennessee, recorded on May 16, 2017.

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