Karen Johnson Davidson County
Batch# 1168754 DEEDQC
08/13/2024 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240813-0061547

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
295 Plus Park Blvd No. 202
Nashville, TN 37217

Send Tax Bill to:
Owner

Map-Parcel Numbers:
119-03-0B-063.00-CO

State of Tennessee
County of Davidson

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

Leah M. Lipuma
Affiant

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

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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, **SAI DADA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 295 Plus Park Blvd #202, Nashville, TN 37217.

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

KP PM

Sai Dada, LLC

By: Paras Metaliya, Member

By: Krupal Patel, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paras Metaliya and Krupal Patel, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the sole Members of Sai Dada, LLC, a Tennessee limited liability company, the within named Grantor, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Paras Metaliya and Krupal Patel as such Members.

Witness hand and official seal at office at Brentwood Tennessee, on this the 9th day of August, 2024.

My Commission Expires:

9-7-26

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit A

Land situated in Davidson County, Tennessee, being Unit 202, as established in Declaration of Covenants, Conditions and Restrictions for 293 and 295 Plus Park Boulevard, Establishing a Condominium being known as Bradford Flats Condominium, of record at Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220815-0092382 and corrected in Instrument No. 20220901-0098691, in the Register's Office of Davidson, Tennessee, with Plat attached thereto as Exhibit "B" to which reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 293 and 295 Plus Park Boulevard, Establishing a Condominium being

known as Bradford Flats Condominium contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No.20220222-0019981, as amended, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Sai Dada, LLC, A Tennessee Limited Liability Company, by Warranty Deed dated 12/22/2022, from Dill Property Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20221228-0133007, Register's Office for Davidson County, Tennessee.

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

