QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24645864

Karen Johnson Davidson County
Batch# 1196354 DEEDQC
10/21/2024 02:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241021-0081751

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Jay Patel**
Address of New Owner(s): **611 Westboro Drive, Nashville, TN 37209**

Property ID NUMBER:

THIS INDENTURE, made and entered into this 12th day of October, 2024, by and between **Jay Patel aka Ajay Patel, a married Man,** party of the first part, and **Jay Patel, a single Man,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

See Attached Exhibit "A"

Being the same property conveyed to Jay Patel, a married couple and Jay Patel, a single person, by deed dated March 14, 2024 and recorded on March 18, 2024 in Deed Instrument/Case No. 20240318-0018363, in the County Clerk's Office.

TMS: 090124B00100CO

Property Address: 611 Westboro Drive, Nashville, TN 37209

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 74284991 QC101 01 0304

WITNESS the signature of the said party of the first part the day and year first above written.

Jay Patel

STATE OF _____

COUNTY OF _____ **Acknowledgement**

On this 12th day of October, 20 24 , before me personally appeared Jay 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 and seal, this 12th day of October 2024

PJMasand
Signature of Notary Public



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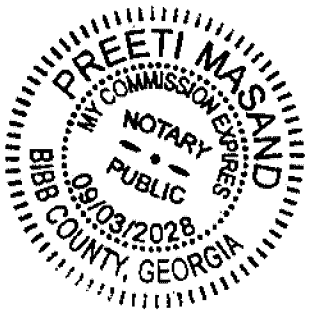
AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$493,700.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 66-5-209(5)**

Affiant

Subscribed and sworn to before me this 12th day of October 2024.

Notary Public Signature
My commission expires: 09/03/2028



MCD 74284991 QC101 01 0304

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 090124B00100CO

Land situated in the County of Davidson in the State of TN

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. A OF 611 AND 613 WESTBORO DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING 611 AND 613 WESTBORO DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NUMBER 20190226-0017465, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

Commonly known as: 611 Westboro Dr., NASHVILLE, TN 37209

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Jay Patel, a married couple and Jay Patel, a single person, by deed dated March 14, 2024 of record in Deed Instrument/Case No. 20240318-0018363, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 10/12/2024 (date of document).

Affiant Signature

Oct 18, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 18 day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE