Karen Johnson Davidson County
Batch# 1208814 DEEDQC
11/27/2024 10:04:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241127-0092832

THIS INSTRUMENT PREPARED BY:
Eric G. Evans, Esq.
Adams and Reese LLP
1600 West End Avenue, Suite 1400
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX PARCEL ID:**
Mehta Enterprises, LLC 6229 Robertson Avenue Nashville, Tennessee 37209 Attn: Hershel Mehta	Same	Map 90-2 Parcel 264.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HERSHEL A. MEHTA, an individual** (the "Grantor"), does hereby quitclaim unto **MEHTA ENTERPRISES, LLC, a Tennessee limited liability company** (the "Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Land in Davidson County, Tennessee, as follows:

Being the same property conveyed to Hershel A. Mehta by Quitclaim Deed from Amal C. Mehta and Rita A. Mehta, of record in Instrument No. 20161012-0107907, said Register's Office for Davidson County, Tennessee.

This property is commonly known as 6227-6229 Robertson Avenue, Nashville, Tennessee 37209

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

[*signatures appear on the next page*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 7th day of October, 2024.

GRANTOR:

HERSHEL A. MEHTA

Hershel A. Mehta

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 **Hershel A. Mehta**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of October, 2024.

ERIC G. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/6/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
7th day of OCTOBER, 2024.

NOTARY PUBLIC

ERIC G. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/6/24

EXHIBIT "A"

Certain real estate in Davidson County, Tennessee, described as follows:

BEING a tract or parcel of land in the 8th, formerly 12th, civil district of Davidson County, Tennessee, being the westerly half of Lot No. 1 on the map of the subdivision of Lot No. 21 of the B. F. Cockrill Farm, as of record in Book 322, Page 58, Registers Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northwest corner of Lot No. 1 in the center of Robertson and Walnut Avenues; thence easterly, with the center of Robertson Avenue, 350 feet; thence southerly parallel with Walnut Avenue 350 feet to the line between Lots Nos. 1 and 2; thence westwardly with said line 350 feet to the center of Walnut Avenue; thence northerly with the center of said avenue 350 feet to the beginning.

Being the same property conveyed to Larry Roger Foster and Linda Heflin Johnston, Trustees, by Deed of Record in Book 9448, page 531 and Book 9468, page 809, Register's Office for Davidson County, Tennessee.

LESS the following tracts:

TRACT I

BEING part of Lot No. 1 on the Map of the Subdivision of Lot No. 21 of the B. F. Cockrill Farm, as of record in Book 332, Page 58, Register's Office for said County, described as follows:

BEGINNING in the center of Croley Drive, formerly Walnut Avenue, at a point 190 feet south of the center of Robertson Road; thence with the center of said Drive southwardly 160 feet; thence eastwardly, parallel to Robertson Road 250 feet; thence northwardly, parallel with Croley Drive 82 feet; thence westwardly, parallel to Robertson Road, 184.5 feet; thence northwardly, parallel to Croley Drive 78 feet; thence westwardly 165.5 feet to the beginning.

BEING the same property conveyed to R.C. Derryberry and wife Josephine F. Derryberry by H. Rogers Foster and wife Elsie H. Foster by deed of record in Book 3573, Page 6 Register's Office for Davidson County, Tennessee.

TRACT II

BEING a tract or parcel of land in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, being a portion of the easterly half of Lot No. 1 on the map of the Subdivision of Lot NO. 21 of the B. F. Cockrill Farm, as of record in Book 322, Page 58, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Robertson Avenue 166.5 feet west of the northeastern corner of Lot No. 1, thence easterly with the center of Robertson Avenue 166.5 feet to a point in the center of Robertson

Avenue, being the northeaster corner of Lot NO. 1, thence southerly parallel to Croley Drive (formerly Walnut Avenue) 268.00 feet to the line between Nots Nos. 1 and 2 being the southeast corner of Lot No. 1, thence along the line between Lots 1 and2 westwardly 186.5 feet to a point, thence northerly parallel to Croley Drive, 153.0 feet to a point, thence northeasterly, approximately 116.2 feet to the point of beginning.

BEING the same property conveyed to Harold H. Batson and wife Wando Batson by H. Rogers Foster, widower of Elsie H. Foster deceased, by deed of record in Book 5197 Page 405 Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Fred Harwell, on this 7th day of October 2024 do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature Fred Harwell

Date 10/7/2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Meisha Osmanski, Notary public for this county and state, Fred Harwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 7th day of October 2024.

Meisha Osmanski
Notary Public

My Commission Expires:

MEISHA OSMANSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 08, 2028