Karen Johnson Davidson County
Batch# 1218363 DEEDQC
12/19/2024 11:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241219-0098715

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Parsottam Jibhai Patel, Trustee, Affiant

Subscribed and sworn to before me, this 17th day of December, 2024.

Notary Public
My Commission Expires: 11/2/26

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-2-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Parsottam Jibhai Patel and Harsha P. Patel, Trustees 9542 O'Hara Drive Brentwood, Tennessee 37027	SAME	104 11 0L 010.00 CO 161 08 0 05.00 149 00 0 114.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Parsottam Jibhai Patel and wife, Harsha P. Patel**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Parsottam Jibhai Patel and Harsha P. Patel, Trustees of the Parsottam & Harsha Patel Living Trust, established by the Revocable Trust Agreement of Parsottam Jibhai Patel and Harsha P. Patel dated December 17, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 17th day of December, 2024.

Parsottam Jibhai Patel

Harsha P. Patel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Parsottam Jibhai Patel and Harsha P. Patel, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of December, 2024.

My Commission Expires: _____

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

104 11 0L 010.00 CO

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 10 and carport designated No. 11 on the plan of Lexington Square Condominiums, of record in Book 6250, Page 340 and 341 and as set forth in Exhibit "C" to the Master Deed & By-Laws of record in Book 6623, page 387, Register's Office for said County and to which plan and exhibit reference is hereby made for complete description.

Being the same property conveyed to Parsottam Patel from Jia Zhaung and spouse, Hua Zhong, by Deed of record at Book 11642, Page 698, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Parsottam J. Patel and wife, Harsha P. Patel, by deed from Parsottam J. Patel, of record as Instrument No. 20060810-0098587, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Parsottam Jibhai Patel and Parsottam J. are one and the same person.

This is improved property known as 2135 Acklen Avenue, Unit 10, Nashville, Tennessee 37212.

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161 08 0 05.00

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 100, on the Plan of Southwood Subdivision, of record in Plat Book 2663, page 125-126, Register1s Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Parsottam J. Patel, and wife, Harsha P. Patel, by deed from Chung S. Moon, now known as Hannah Chung Sun Moon, of record as Instrument No. 20130722-0075500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Parsottam Jibhai Patel and Parsottam J. are one and the same person.

This is improved property known as 5320 Nolensville Pike, Nashville, Tennessee 37211.

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149 00 0 114.00

Land lying in Davidson County, Tennessee, more particularly described as follows:

Beginning on the northeasterly margin of Murfreesboro Road at the southeast corner of a 10.82 acre tract conveyed to Leon M. Holman and wife, by deed from Frank Holman and wife, of record in book 2280, page 359, Register's Office for said County; thence with Holman's eastern boundary line as follows: north 50° east 224.4 feet, north 40° west 30.4 feet, north 43° 30' east 91.1 feet, north 31° east 191.3 feet, north 5° east 225.2 feet, south 80° east 106.2 feet; thence south 3° 35' west 964.3 feet to the northeasterly margin of Murfreesboro Road; thence with the same, north 46° 30' west 500 feet to the beginning, containing 4.38 acres, more or less.

Included in the above description but excluded therefrom that part of said property conveyed to the State of Tennessee by deed from Frank Holman, et al, of record in book 3906, page 1, Register's Office for said County, described as follows:

A strip of land extending from Survey Station 471+98 at the boundary line of the lands of L. M. Holman to Station 477+22 at the boundary line of the lands of Mrs. E. L. Palmer, 524 feet long, and bounded on the sides as follows:

On the northwest by L. M. Holman; on the southeast by Mrs. E. L. Palmer; on the southwest by the present right-of-way line of State Route No. I and on the northeast by a line northeast of, parallel to, and 50 feet from the center line of the proposed Highway a staked out, containing 0.38 acres, more or less.

Being the same property conveyed to Parsottam J. Patel and wife, Harsha P. Patel by deed from J. T. Coles, Jr. and wife Georgia L. Coles, of record in Book 6082, page 2, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 2722 Murfreesboro Pike, Antioch, Tennessee 37013.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 12/17/24.

12/19/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of December, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

