Karen Johnson Davidson County
Batch# 1238036 DEEDQC
02/18/2025 10:49:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250218-0011728

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-25658069

CERTIFIED TRUE COPY

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Dhaval P. Lad**
Address of New Owner(s): **7540 Maggie Drive, Antioch, TN 37013**

Property ID NUMBER: 182-02-0B-131-00

THIS INDENTURE, made and entered into this 22 day of JANUARY, 2025, by and between **Dhaval P. Lad, a single Man, and Darsha V. Patel, a single Woman,** party of the first part ("Grantor"), and **Dhaval P. Lad, a single Man,** party of the second part ("Grantee"),

WITNESSETH: That for and in consideration of Forty-Five Thousand Dollars and No Cents ($45,000.00), 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 Antioch, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

See Attached Exhibit "A"

For Information Purposes Only:

Being the same property conveyed to Dhaval P. Lad and Darsha V. Patel, by deed dated May 13, 2022 of record in Deed Instrument/Case No. 20220527-0061888, in the County Clerk's Office.

TMS: 182-02-0B-131-00

Property Address: 7540 Maggie Drive, Antioch, TN 37013

This conveyance is subject to 2025 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 74515893 QC101 01 0507

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

Dhaval P. Lad

STATE OF Tennessee

COUNTY OF Williamson

Acknowledgement

On this 22 day of JAN, 2025, before me personally appeared Dhaval P. Lad 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 22 day of January, 2025

Signature of Notary Public 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 74515893 QC101 01 0607

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

Darsha Patel

Darsha V. Patel

STATE OF Tennessee

COUNTY OF Williamson Acknowledgement

On this 22 day of JAN, 2025, before me personally appeared Darsha V. 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 22 day of JANUARY 2025

10-4-27

Signature of Notary Public

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 74515893 QC101 01 0507

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 **$363,000.00** 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 67-4-409. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 67-4-409(a)(1)(C)(v)**

Affiant

Subscribed and sworn to before me this 22 day of JANUARY 2025.

Notary Public Signature
My commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 74515893 QC101 01 0507

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 182-02-0B-131-00

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 131, PHASE 9, EVERGREEN HILLS, OF RECORD IN INSTRUMENT NO. 20210129-0013396, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Commonly known as: 7540 MAGGIE DR, Antioch, TN 37013

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

Being the same property conveyed to Dhaval P. Lad and Darsha V. Patel, by deed dated May 13, 2022 of record in Deed Instrument/Case No. 20220527-0061888, 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 2/4/2025 (date of document).

Affiant Signature

Feb 6, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 06 day of February, 2025

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