Karen Johnson Davidson County
Batch# 1238036 DEEDQC
02/18/2025 10:49:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250218-0011729

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-25658074

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Dhaval P. Lad and Prakash 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 4th day of February, 2025, by and between **Dhaval P. Lad, a single Man,** party of the first part ("Grantor"), and **Dhaval P. Lad, a single Man, and Prakash Lad, a married Person, as Joint Tenants with Rights of Survivorship,** party of the second part ("Grantee"),

WITNESSETH: That for and in consideration of Zero Dollars and No Cents ($0.00), 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 , by deed dated _____ of record in Deed Instrument/Case No. __202502180011728_____, 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 0707

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

Dhaval P. Lad

Dhaval P. Lad

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 4th day of February 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 4th day of February, 2025.

Signature of Notary Public

GREG D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MCD 74515893 QC101 01 0707

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)(D)**

Affiant

Subscribed and sworn to before me this 4th day of February, 2025.

Notary Public Signature
My commission expires: 9/19/28

GREG D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MCD 74515893 QC101 01 0707

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