Karen Johnson Davidson County
Batch# 1275713 DEEDQC
05/20/2025 11:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250520-0039660

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
SMP Capital Management Group, L.P. 625 N. Gallatin Pike Madison, TN 37115	Same	043 05 0 040.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Tejal S. Patel, ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto SMP Capital Management Group, L.P., a Tennessee limited partnership, its successors and assigns. The real estate is described as follows:

Being Lot No. 2, Lot No. 3, part of Lot No. 1 and part of Lot No. 8 on the Subdivision of Mrs. Charles T. Williams, as of record in Plat Book 843, Page 01, said Register's Office, described as follows:

Beginning at an iron rod on the Western margin of Gallatin Pike at the Northeast corner of Lot No. 4 and being the Southeast corner of Lot No. 3 of this parcel; thence, leaving said road margin, N. 87 deg. 45' 50" W, 485.74 feet to an iron rod on the L & N Railroad right-of-way; thence, with the railroad right-of-way, N. 14 deg. 29' 53" E, 300.69 feet to a point on the railroad right-of-way with a new line for the next eight calls, N 89 deg. 37' 36" E, 96.64 feet to an iron rod; thence, S 86 deg. 10' 45" E, 123.42 feet to an iron rod; thence, S 19 deg. 52' 30" E, 26.49 feet to an iron rod; thence, S 86 deg. 37' 36" E, 25.25 feet to an iron rod; thence, N 05 deg. 42' 21" E, 5.59 feet to an iron rod; thence, S 86 deg. 49' 12" E, 64.32 feet to an iron rod; thence, S 03 deg. 23' 43"W, 7.04 feet to an iron rod; thence, S 86 deg. 26' 51" E, 101.03 feet to an iron rod on the Western margin of Gallatin Pike; thence, with said road margin, S 02 deg. 00' 00" W, 264.90 feet to the point of beginning, containing 2.96 acres, more or less or 128,931.90 square feet, more or less as surveyed June 06, 1997 by L. Steven Bridges, Jr., R.LS. #1740, of Land Surveying and Consulting, 313 Main Street, Suite Eleven, Hendersonville, Tennessee 37075.

The above-described property is subject to a parking easement in favor of Biagio Sosta, his heirs and assigns, the same being described as follows:

Beginning at an iron rod in the Westerly Margin of Gallatin Road, at the Northeast corner of the Patel property, as described above; thence, with said road margin, S 01 deg. 47' 33" W, 31.05 feet to a point; thence, leaving said road margin, N 86 deg. 10' 10" W, 27.58 feet to a point; thence, N 51 deg. 12' 16" W, 7.68 feet to a point; thence, N 02 deg. 59' 04" E, 27.43 feet to a point; thence, S 86 deg. 26' 51" E, 33.27 feet to the point of beginning, containing more 0.02 acres, more of less.

Being the same property conveyed to Tejal S. Patel from Sharad M. Patel and wife, Daksha S. Patel, by Correction Quitclaim Deed of record in Instrument No. 20070702-0079072, dated June 28, 2007, and recorded July 2, 2007, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 20th day of May, 2025.

Affiant _____

Notary Public _____ My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

This is improved property known as 625 N. Gallatin Pike, Madison, TN 37115.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 20th day of May, 2025.

_____
Tejal S. Patel, Grantor

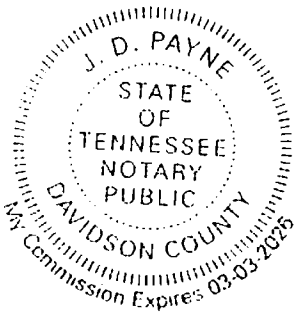
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tejal S. Patel, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of May, 2025.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Sarah Arick, 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 May 20, 2025.

Date: 05/20/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on May 20, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

