Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 1285110 DEEDQC
06/17/2025 09:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250617-0047305

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Rajni V. Patel and Harshila R. Patel, Co-Trustees Patel Family Revocable Living Trust 9170 Concord Road Brentwood, TN 37027	New Owner	16100018600

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Harshila Patel and husband, Rajni Patel**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Rajni V. Patel and Harshila R. Patel, Co-Trustees, Patel Family Revocable Living Trust Agreement dated June 16, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being a tract of land located in the First Civil District of Nashville, Davidson County, Tennessee, fronting 122.85 feet on the West side of Nolensville Pike and bounded on the South side by the Tennessee Valley Authority Right of way and being Lot No. 2 on the Resubdivision of Reserve Parcel "B" of Brentwood East Commercial Park, as shown on plat of record in Plat Book 5210, Page 79, in the Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a monument in the West margin of Nolensville Pike, said monument being the Southeast corner of the tract herein described; thence with the TVA's North right of way line S. 80 deg. 58 min. W, 141.88 feet to a monument; thence continuing with the TVA's right of way line N. 69 degrees 02 min. W, 53.91 feet to an iron pin; thence leaving the TVA's right of way line and continuing N. 4 deg. 58 min. W, 109.34 feet, passing thru an ingress-egress utility easement, to an iron pin; thence N. 85 deg. 02 deg. E, 190.00 feet to an iron pin in the West margin of Nolensville Pike; thence with said margin of Nolensville Pike S. 4 deg. 58 min. E, 122.85 feet to the point of beginning, containing 0.55 acre, more or less.

Being the same property conveyed to **Harshila Patel and husband, Rajni Patel, and Kunal Patel, unmarried**, by Warranty Deed dated March 24, 2006, from **Jaxon Enterprises, Inc.**, recorded in Instrument No. 20060329-0035548, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **5813 Nolensville Pike, Nashville, TN 37211.**

(Legal description from prior deed of record).

Harshila Patel and **Harshila R. Patel** are one and the same person.

Rajni Patel and **Rajni V. Patel** are one and the same person.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 16th day of June 2025.

Harshila Patel

Rajni Patel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Harshila Patel**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June 2025.

Notary Public

My Commission Expires: 7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Rajni Patel**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June 2025.

Notary Public

My Commission Expires: 7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 16th day of June 2025.

Notary Public

My Commission Expires: 7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 16, 2025.

Affiant Signature

June 16, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16th day of June 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028