Karen Johnson Davidson County
Batch# 1296973 DEEDQC
07/11/2025 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250711-0054938

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This Quitclaim Deed was prepared with information supplied soley by the Grantor(s) and/or Grantee(s), Wagon Wheel Title/Chicago Title having not performed a title search or title examination with respect to the above-referenced property.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Neelkumar Sunilbhai Patel 2412 Gardner Lane Nashville, TN 37207	New Owner	070-04-0-007.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Neelkumar Sunilbhai Patel, a married man, and Nilamben Sunilbhai Patel, a single woman,** does hereby quitclaim and convey unto **Neelkumar Sunilbhai Patel, a married man, Jay V. Patel, a married man, and Alpesh Patel, a married man, as tenants in common**, his successors, representatives, and/or assigns, his rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Haynes Heights, Section II of record in Plat Book 2331, Pages 58 & 59, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Neelkumar Sunilbhai Patel, a single man, and Nilamben Sunilbhai Patel, a single woman, from Carolyn L. Robinson, by Warranty Deed dated November 29, 2018, recorded in Instrument No. 20181206-0119000 on December 6, 2018 in the Register's Office of Davidson County.

This is improved property, known as 2412 Gardner Lane, Nashville, TN 37207.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 11th day of July, 2025.

Affiant

My commission expires:
(Affix Seal)

Notary Public

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-3-28

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11th day of July, 2025.

Neelkumar Sunilbhai Patel

Nilam. Patel
Nilamben Sunilbhai Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2025, before me personally appeared Neelkumar Sunilbhai 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 11th day of July, 2025.

Notary Public

My Commission Expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2025, before me personally appeared Nilamben Sunilbhai 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 11th day of July, 2025.

Notary Public

My Commission Expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 11. 2025.

Affiant Signature

11th day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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