THIS INSTRUMENT PREPARED BY:

SUMMIT PATEL
704 A 29TH AVENUE N, NASHVILLE, TN 37209
847-630-5085

NEW OWNER:

SUMMIT PATEL, TRUSTEE
704 A 29TH AVENUE N, NASHVILLE, TN 37209
847-630-5085

SEND TAX STATEMENTS TO:
NEW OWNER

Karen Johnson Davidson County
Batch # 1302147 DEEDQC
07/25/2025 02:45:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250725-0059019

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 28, 2025, THE GRANTOR(S),

SUMMIT PATEL ("Grantor(s)"),

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration, does hereby convey, release and quitclaim, without warranty of title, express or implied, to the "GRANTEE(S)":

Living Trust of SUMMIT PATEL Dated April 04, 2025, ("Grantee(s)") SUMMIT PATEL (also known as Summit Sumesh Patel), Trustee, residing at 704 A 29TH AVE N, NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE 37209

the following described real estate, situated in NASHVILLE, in COUNTY OF DAVIDSON, State of Tennessee.

The legal description is:

Land located in DAVIDSON County, TENNESSEE, and being known and designated as all of Unit A, SevenHundredFour Twenty-Ninth Avenue North, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., Tennessee Code Annotated and established by that certain Declaration of Covenants, Conditions and Restrictions for SevenHundredFour Twenty-Ninth Avenue North, of record in Instrument No. 20201216-0148546, in the Register's Office for Davidson County, Tennessee, to which Declaration and plat as shown as Exhibit "B" in said Declaration, specific reference is hereby made for a more particular description of said unit.

Together with the Common Elements, Limited Common Elements and Private Elements appurtenant thereto, as set forth in the Declaration of Covenants, Conditions and Restrictions for SevenHundredFour Twenty-Ninth Avenue North, of record in Instrument No. 20201216-0148546, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of 704 A 29TH AVENUE. NORTH, NASHVILLE, TN 37209.

Being the same property conveyed to Summit Patel by Warranty Deed dated March 23, 2022, of record in Instrument No. 20220323-0033074, Register's Office for Davidson County, Tennessee.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives, or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Map and Parcel Number: 092060M001.00

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand on the date first above written.

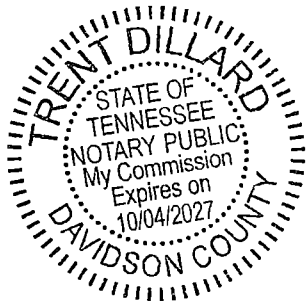
SUMMIT PATEL, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SUMMIT PATEL, a single person, who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this 25 day of July, 2025.

Notary Public
My commission expires: 10/04/2027



OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, SUMMIT PATEL, **Trustee/Grantee** who, being duly sworn, states that the consideration for the foregoing Quitclaim Deed is $0.00, the transfer being exempt from Tennessee real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3).

07/25/25
DATED:

Affiant

Sworn to and subscribed before me this 25 day of July 2025.

Notary Public

Notary Public
Title (and Rank)

My commission expires 10/04/2027

TRENT DILLARD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY