Karen Johnson Davidson County
Batch# 1316817 DEEDQC
09/02/2025 09:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250902-0069715

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JULY, 2025. Notary Public COMMISSION EXPIRES: (AFFIX SEAL)

DARLA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr 18, 2028

THIS INSTRUMENT WAS PREPARED BY:
Raulston & Associates, PLLC, 120 Third Avenue South, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILL TO	MAP-PARCEL NUMBERS.
Akhil Patel and Yogini Pradeep Mudafale (Name)	SAME	072-04-0-157
1711 Golf St (Address)		
Nashville, TN 37216		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Akhil Patel, a married man**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Akhil Patel and wife, Yogini Pradeep Mudafale,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No 23 of the Plan of Inglewood Terrace of record in Plat Book 1130, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property
Beginning on the Southerly margin of Golf Street at the corner of Lots Nos. 23 and 24, thence with the line between said 2 Lots Southeastwardly 150 feet; thence North 57 degrees East 120 feet, thence North 0 degrees 15 minutes West 74 feet, thence North 81 degrees 30 minutes West 178.8 feet to the Southeasterly margin of said Golf Street; thence with same Southwestwardly 52 feet 11 inches to the beginning

Being the same property conveyed to Akhil Patel, by Warranty Deed from Thomas Bucchino, Jr., dated January 29, 2021 and recorded February 2, 2021, in Instrument No 20210202-0015158, in the Register's Office of Davidson County, Tennessee

This is improved property located at 1711 Golf St, Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 28th day of July, 2025

Akhil Patel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, the within named **Akhil Patel**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2025.

My Commission Expires _____

NOTARY PUBLIC

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr 18 2028

TRUE COPY CERTIFICATION

I, Matthew "Web" Raulston, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 7/28/2025.

Matthew "Web" Raulston

7/28/2025
Date

State of Tennessee
County of Hamilton

Sworn and subscribed before me this 28 day of JULY, 2025.

Notary Public
My Commission Expires: 3.28.28

Jessica R Gunnoe

JESSICA R. GUNNOE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY