Karen Johnson Davidson County
Batch# 1450426 DEEDQC
07/22/2026 09:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260722-0066307

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Mobley & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4447** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 20th day of July, 2026.<br><br>Notary Public<br>My Commission Expires: |

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Ashish Popatbhai Patel and<br>Stephanie Renee Bay-Patel, Trustees<br>319 Chamberlin Street<br>Nashville, Tennessee 37209 | SAME | 092 13 0 279.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ashish Popatbhai Patel and wife, Stephanie Renee Bay-Patel**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living)

trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Ashish Popatbhai Patel and Stephanie Renee Bay-Patel, Trustees of the Ashish Patel & Stephanie Bay-Patel Living Trust, established by the Revocable Trust Agreement of Ashish Popatbhai Patel and Stephanie Renee Bay-Patel dated July 20, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

**WITNESS** our hands this 20th day of July, 2026.

**Ashish Popatbhai Patel**

**Stephanie Renee Bay-Patel**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashish Popatbhai Patel and Stephanie Renee Bay-Patel, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of July, 2026.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Notary Public

## EXHIBIT A

### Legal Description

Land in Davidson County, Tennessee, being Lot No. 15, Block 27 on the Plan of Map of Subdivision of Plummer Place and Part of Blocks Nos. 3-8-13-18 and 23 in Charlotte Park of record in Plat Book 161, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashish Popatbhai Patel and wife, Stephanie Renee Bay-Patel by deed from Kevin Warren and wife, Sara Warren, of record as Instrument No. 20190731-0075334, Register's Office for Davidson County, Tennessee.

This is improved property known as 319 Chamberlin Street, Nashville, Tennessee 37209.

# CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 20, 2026.

07/21/2026
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 21st day of July, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

