This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson
Batch # 1470814
09/10/2026 10:58:38 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260910-0083981

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Dan Patel, Trustee	Same	092-12-0-314
The VB:RV Family Trust SPE Subtrust		092-12-0-315
111 Devan Kishan Way		
Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **DAN PATEL, TRUSTEE OF THE VB:RV FAMILY TRUST**, ("**Grantors**") does hereby assign, transfer, convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **DAN PATEL, TRUSTEE OF THE VB:RV FAMILY SPE SUBTRUST**, and its successors, heirs and assigns. The real estate is described as follows:

Certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 346 on the plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County. Said Lot No 346 fronts 50 feet on the northerly side of Church Street, as widened, and runs back between parallel lines 162.5 feet to an alley.

Being Lot Nos. 347, 348 and 349 on the plan of Boyd's Home Tract, as of record in Book 21, page 39, Register's Office for said County. Said Lots No. 347 and 348 adjoin and front 100 feet on the northerly side of Church Street and extend back 162.5 feet on the easterly line and 162.5 feet on the westerly line to a dead line, measuring 100 feet thereon. Said Lot No. 349 fronts 98 feet on the northerly side of Church Street, as widened, and runs back between parallel lines 164.5 feet on the easterly line, with the westerly margin of an alley and 162.5 feet on the westerly line to an alley in the rear, measuring 68 feet thereon.

Being the same property conveyed to Ruxmaniben V. Patel, a widow by Warranty Deed from Southern Beverage Inc of record in Book 11680, Page 56, Register's Office for Davidson County, Tennessee, dated September 23, 1999 and recorded on September 29, 1999.

Being the same property conveyed to VB:RV Family Trust by Quitclaim Deed from Ruxmaniben V. Patel of record in Instrument No. 20121228-0119957 Register's Office for

Davidson County, Tennessee, dated December 28, 2012 and recorded on December 28, 2012.

Being the same property conveyed to Dan Patel, Trustee of the VB:RV Family Trust by Quitclaim Deed for Combination of Tax Parcels from Dan Patel, Trustee of the VB:RV Family Trust of record in Instrument No. 20140612-0051369 Register's Office for Davidson County, Tennessee, dated June 12, 2014 and recorded on June 12, 2014.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BRANDY L. COLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 14, 2030

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 10th day of September, 2026.

Affiant _____

_____ My Commission Expires:_____
Notary Public

This is improved property with mailing addresses of (i) 1610 Church Street, Nashville, TN 37203 and (ii) 1612 Church Street, Nashville, TN 37203.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 10th day of September, 2026.

VB:RV FAMILY TRUST

By:_____
DAN PATEL, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dan Patel, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the VB:RV Family Trust, the within named bargainor, and that as such Trustee, he executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Trust as Trustee.

WITNESS my hand and seal, at office, this 10th day of September, 2026.

Notary Public

My Commission Expires:

