Karen Johnson
Batch # 1478383
09/28/2026 02:32:54 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260928-0089688

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 F. K. Pandya FATEHKUMAR K. PANDYA, AFFIANT Subscribed and sworn to before me, this 16 day of September 2026. Maria Guillen NOTARY PUBLIC My Commission Expires: 01122130

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
FATEHKUMAR K. PANDYA AND JYOTSNA PANDYA, CO-TRUSTEES 843 Loretta Drive Goodlettsville, Tennessee 37072	New Owner	Map and Parcel No.: 072-02-0-182.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Fatehkumar K. Pandya, a married man**, ("Grantor") do hereby quitclaim, transfer and convey unto **Fatehkumar K. Pandya and Jyotsna Pandya, Co-Trustees of the Pandya Joint Revocable Trust, dated June 10, 2025**, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3607 Gallatin Pike, Nashville, Tennessee 37216, and more particularly described as follows:

Tract 1

Land in Davidson County, Tennessee, described as follows:

BEGINNING at a stake in the westerly margin of Gallatin Turnpike, 50 feet northwardly from the northeast corner of Baxter School Lot; thence North 64 ½ deg. West 202 feet to a stone in the Bait line of Maplewood Farm; thence along said line, North 2 deg. East 54 ¼ feet to a stake in said line; thence South 64 ½ deg. East 223.8 feet to a stake in the westerly margin of the Gallatin Turnpike; thence with the westerly margin of said Turnpike; southwardly 50 feet to the beginning.

Tract 2

Land in Davidson County, Tennessee, being a lot off the South part of a 6 3/8 acre tract conveyed by W.B. Bateman to R.W. Patterson in the Eleventh, formerly the Eighteenth Civil District of said County, described as follows:

BEGINNING at a stone in the westerly margin of the Gallatin Turnpike and the northeast corner of the Baxter School Lot; thence with the North line of said lot, North 64 ¼ deg. West 180 feet to a post and stone in the East line of the Maplewood Farm; thence with the East line of said farm, North 2 deg. East 54¼ feet to a stone; thence South 64 ¼ deg. East 202 feet to a stake in the westerly margin of the Gallatin Turnpike; thence with the westerly margin of said Pike, southerly 50 feet to the point of beginning.

Being the same property conveyed to Fatehkumar K. Pandya, a married man, from Kelley Properties, L.L.C., a Tennessee limited liability company, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20080909-0091961. And being the same property where a Scrivener's Affidavit was record as Instrument No. 20110317-0021071 in the Register's Office of said county and state.

1. Current Year Taxes, a lien not yet due and payable and assumed by Grantee.
2. Easements of record in Book 4070, page 813, Book 10623, page 871 and in Book 4315, page 985, said Register's Office.
3. Subject to any leases, if applicable.
4. Subject to right of way of Gallatin Pike, if applicable.
5. Any and all matters appearing of record in said Register's Office and according to a surveyor's certificate prepared by Anderson, Delk, Epps & Associates, Inc., TN R.L.S. #1660, dated August 12, 2008.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 18 day of September 2026

Fatehkumar K. Pandya, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Fatehkumar K. Pandya**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18 day of September 2026.

Notary Public

My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030