This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1091047 DEEDQC
01/12/2024 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,168.94
20240112-0002772

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
R and H Partnership 757 Armstrong Place Brentwood, TN 37027	New Owner	104-14-0-020.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ROBERT RYAN DUNCAN, TRUSTEE OF THE 2524 SHARONDALE DRIVE TRUST,** DATED AUGUST 26TH, 2022 hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee unto **R AND H PARTNERSHIP, A GENERAL PARTNERSHIP COMPRISED OF RAJESH AGGARWAL AND HERSHETH AGGARWAL,** his heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 20 and 21 on the Map of Sharondale, as of record in Book 332, page 119, Register's Office for Davidson County, Tennessee, being Lot No. 20 on the revised Map of H. E. Marlin's Subdivision of Lots No. 18 and parts of Lots Nos. 20 and 21 on said Sharondale Plan, not of record, described according to a survey made by Earl Drake, County Surveyor, October 16, 1935, as follows: Beginning on the easterly margin of Sharondale Boulevard, formerly the Old Compton Road, at a point 1761/2 feet northerly from the corner of Lots Nos. 19 and 20 on said recorded map; thence northerly along the easterly margin of said Boulevard, 60 feet to a point; thence north 63 degrees East 161 feet to a stake; thence South 23 1/2 degrees, East 50 feet to a stake; thence South 61 degrees, West 180 feet to the beginning.

Being the same property conveyed to ROBERT RYAN DUNCAN, TRUSTEE OF THE 2524 SHARONDALE DRIVE TRUST, DATED AUGUST 26TH, 2022**, by Quitclaim Deed from KACG, LLC, a Tennessee limited liability company of record in Instrument No. 20220830-0097610 in the Register's Office for Davidson County, Tennessee.**

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

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

This improved property known as 2524 Sharondale Drive, Nashville, TN 37215

The 2524 Sharondale Drive Trust

By: Robert Ryan Duncan, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSONN)

Personally appeared before me, the undersigned notary public, Robert Ryan Duncan with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of **THE 2524 SHARONDALE DRIVE TRUST,** DATED AUGUST 26TH, 2022 and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

WITNESS my hand, at office, this 4th day of January, 2024.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $586,200.00

Affiant

Subscribed and sworn to before me, this the 4th day of January, 2024.

Notary Public

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 1/4/2024. (~~Date of Document~~)

~~Affiant~~ Signature

Date: 1/12/24

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 12 day of January, 2024

Notary Public

My Commission Expires: 7/20/25

SASHA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD