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: $2,360.60
20240112-0002773

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
R and H Partnership 757 Armstrong Place Brentwood, TN 37027	New Owner	117 16 0 241.00

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 1597 GLEN ECHO ROAD 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** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of 1603 Glen Echo Road of record in Plat Instrument No. 20110803-0059818, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to ROBERT RYAN DUNCAN, TRUSTEE OF THE 1597 GLEN ECHO DRIVE TRUST, DATED AUGUST 26TH, 2022**, by Quitclaim Deed from KACG, LLC, a Tennessee limited liability company of record in Instrument No. 20220830-0097611 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 1597 Glen Echo Road, Nashville, TN 37215

The ~~1597~~ Glen Echo Road 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 1597 GLEN ECHO ROAD 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 $638,000.00.

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