Karen Johnson Davidson County
Batch# 1186044 DEEDQC
09/25/2024 08:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240925-0074153

THIS INSTRUMENT PREPARED BY:

Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP
11400 West Olympic Blvd., 9th Floor
Los Angeles, California 90064-1582
Attention: Matthew E. Wolf, Esq.

QUITCLAIM DEED

Address of New Owners(s):	Mail Tax Notices to:	Map & Parcel.:
InfinityEdge Properties II LLC, a Tennessee limited liability company 102 Pageantry Irvine, CA 92603	InfinityEdge Properties II LLC, a Tennessee limited liability company 102 Pageantry Irvine, CA 92603	090-16-2A-001.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nilay Suvratbhai Shah and Deval Nilay Shah, Husband and Wife,** by these presents does hereby quitclaim and convey unto **InfinityEdge Properties II LLC**, a Tennessee limited liability company, their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit A as shown on the Declaration Establishing a Horizontal Property Regime for the Townhomes at 539 Croley Drive, of record in Instrument No. 20211013-0137436, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Geoffrey Jackson and Monia Kay Johnson, both unmarried, as tenants in common by Warranty deed from. Marie A. Merryman fka Marie Athlene Fuller of record in Instrument No. 20000328-0031120 Register's Office for Davidson County, Tennessee, dated March 27, 2000 and recorded on March 28, 2000.

Being a portion of the same property conveyed to Double E Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Geoffrey Jackson, an unmarried man and Monia Johnson, an unmarried woman of record in Instrument No. 20210903-0118783 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on September 3, 2021.

Being the same property conveyed to Nilay Suvratbhai Shah, A Married Man, by Warranty Deed from Double E Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230613-0045114 Register's Office for Davidson County, Tennessee, dated June 9, 2023 and recorded on June 13, 2023

Being the same property conveyed to Nilay Suvratbhai Shah and Deval Nilay Shah, Husband and Wife, by Quitclaim Deed from Nilay Suvratbhai Shah a Married Man of record in Instrument No. 20230808-0061221 Register's Office for Davidson County, Tennessee, dated June 9, 2023 and recorded on August 8, 2023.

Commonly known as 539 Croley Dr., #A, Nashville, TN 37209.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 28 day of August, 2024.

N.S.Shah
Nilay Suvratbhai Shah

Deval Shah
Deval Nilay Shah

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On 08/28/2024, 2024, before me, Xiaoyan Su, Notary Public, personally appeared Nilay Shah, Deval Shah, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

XIAOYAN SU
Commission # 2413281
Notary Public - California
ORANGE County
My Comm. Expires AUG 19, 2026

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF CA
COUNTY OF Orange

The actual consideration or true value, whichever is greater for this transfer is $ 0.00.

Nilay Shah N.S.Shah
Affiant

Subscribed and sworn before me, this 4th day of Sep, 2024

Deval Shah DevalShah
Affiant

Subscribed and sworn before me, this 4th day of Sep, 2024

Notary

XIAOYAN SU
Commission # 2413281
Notary Public - California
ORANGE County
My Comm. Expires AUG 19, 2026

Certificate of Authenticity

I, **Sahil R. Shah**, 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 **August 28, 2024**.

Name: Sahil R. Shah, Esq.
Title: Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Los Angeles)

On September 24, 2024, before me, Aweh Wami, a Notary Public, personally appeared Sahil R. Shah, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AWEH WAMI
Notary Public - California
Los Angeles County
Commission # 2400156
My Comm. Expires Apr 30, 2026

Notary Public

(seal)