QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1240249 DEEDQC
02/24/2025 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250224-0013516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-27

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THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SHAH COMPOUND LLC	**SHAH COMPOUND LLC**	
(NAME) **2616 Tiffany Drive**	(NAME) **2616 Tiffany Drive**	**084 05 0 029.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **ROBIN S. SHAH AND KATHRYN L. SHAH, HUSBAND AND WIFE** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **: SHAH COMPOUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, AS SHOWN ON THE FINAL PLAT OF THE RESUBDIVISION OF TIFFANY TERRACE, LOT 18 AND RESERVED PARCEL, ACCORDING TO PLAT OF SURVEY OF SAME APPEARING OF RECORD AS INSTRUMENT NO. 20161207-0128504, PREVIOUS SHOWN AS LOT NO. 18, AND RESERVED PARCEL IN BOOK 2854, PAGE 59, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO TIFFANY ST. LLC BY QUITCLAIM DEED FROM DUSTIN HILLIS AND WIFE, KYAN HILLIS TRUSTEES HILLIS FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED SEPTEMBER 20, 2022 AND RECORDED SEPTEMBER 20, 2022 IN INSTRUMENT NO. 20220920-0104469, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DUSTIN M. HILLS AND KYAH A. HILLIS, HUSBAND AND WIFE BY QUITCLAIM DEED FROM THE HILLIS FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED FEBRUARY 15, 2018, DUSTIN M. HILLIS AND KYAH A. HILLIS, TRUSTEES, DATED NOVEMBER 30, 2022 AND RECORDED DECEMBER 1, 2022 IN INSTRUMENT NO. 20221201-0125958, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND AS CORRECTED IN INSTRUMENT NO. 20250213-0011037 AND RECORDED ON FEBRUARY 13, 2025 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO ROBIN S. SHAH AND KATHRYN S. SHAH BY WARRANTY DEED FROM DUSTIN M. HILLIS AND KYAH A. HILLIS, HUSBAND AND WIFE, DATED FEBRUARY 11, 2025 AND RECORDED FEBRUARY 13, 2025 IN INSTRUMENT NO. 20250213-0011038 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is Improved Property commonly known as: 2616 Tiffany Drive, Nashville, TN 37206

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 11 day of February, 2025.

ROBIN S. SHAH

KATHRYN L. SHAH

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Robin S. Shah and Kathryn L. Shah, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of February, 2025.

Notary Signature

My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **Feb. 11, 2025** (date of document).

Affiant Signature

Feb. 24, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **24** day of **February**, 2**025**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202502240013516