Address of New Owner:
Nishma, GP
309 Ash Street
Nashville, TN 37210

Record & Return to and
This Instrument Prepared By:
BLAKE GARNER, Attorney
303 W Main Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1260677 DEEDQC
04/17/2025 08:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250417-0029245

PREPARED FROM INFORMATION PROVIDED BY THE PARTIES – A TITLE SEARCH WAS NOT PERFORMED

Send Tax Statements To:
Nishma, GP
309 Ash Street
Nashville, TN 37210

From Information Furnished By
The Parties

Map & Parcel: 093 15 0 028.00
093 15 0 029.00
093 15 0 030.00
093 15 0 031.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Nishma, GP, a Tennessee General Partnership (who erroneously took title as Nisma, GP, a Tennessee General Partnership),** has/have this day bargained and sold and hereby conveys and quitclaims unto **Nishma, GP, a Tennessee General Partnership,** its successors and assigns, forever, all of its right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

PARCEL I

Tract No. I: Being Lots Nos. 4, 5 and 6 on the Plan of the Subdivision of the John Vanderville Property in South Nashville as of record in Minute Book "E", page 577, County Court Clerk's Office for said County.

Said Lots Nos. 4, 5 and 6 front 18 feet each on the Westerly side of Third Avenue South, formerly College Street, and run back between parallel lines 83 feet to a dead line.

Tract No. II: Land in Davidson County, Tennessee, in the 13th Ward of Nashville, at 309 Front (now Ash) Street, Barrow G. Grove, No. 9, 27 x 109, more particularly described as follows:

Being Lot No. 9 in Bosworth's Plan in South Nashville, registered in Book 11, Pages 219 and 220, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 27 feet 8-3/5 inches on the South side of Ash Street and runs back between parallel lines 108 feet to an alley.

Tract No. III: Lot No. 1 in Vanderville's Subdivision of Lots Nos. 10, 11, 12 of Bosworth's Subdivision, as of record in Minute Book "E", Pages 577 and 578, of the County Court of Davidson County, Tennessee.

Said Lot fronts 18 feet on the West side of Third Avenue, formerly South College Street, and extends back between parallel lines 83 feet along the southerly margin of Ash Street, to a line.

PARCEL II

Tract No. IV: Beginning at a point at the West side of South College Street, now known as Third Avenue, South 16 feet South of Ash Street, and fronting 36 feet on said street or avenue and running back Westwardly between parallel lines, 90 feet, more or less, and being the property conveyed to said William Hunter by Thomas S. Weaver, Clerk and Master by Deed registered in Book 196, page 411, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to NISMA, GP, a Tennessee General Partnership by deed from James S.F. Boyd, unmarried of record in Instrument No. 20210802-0103802, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this ____ day of April, 2025

Nishma, GP, a Tennessee general partnership

BY: _____
Nayan Patel, Partner

BY: _____
Nishith Jobalia, Partner

State of Tennessee

County of Rutherford

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Nayan Patel and Nishith Jobalia with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Partners of Nishma, GP , the within named bargainor, a general partnership, and that such Partners, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the general partnership a Partners.

ANN MARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Witness my hand, at office, this 15 day of April, 2025.

Annemarie Cain

My Commission Expires: 12-22-2025

Notary Public

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

Annie Cain

AFFIANT

SWORN to and subscribed before me this 15th day of April, 2025

Briana Hampton
NOTARY PUBLIC

My Commission Expires: 2/18/2029

BRIANA HAMPTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, Aimee Cain, 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 April 15, 2025.

Date

Aimee Cain

Affiant Signature

April 16, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16 day of April, 2025.

Notary's Signature

My Commission Expires: 3-18-2028

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY