THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2025-1039	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 19 day of JUNE 2025. *Notary Public* *My commission expires:* 1.21.29 JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of New Owner:
JayNid LLC
805 Regimental Drive
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1288087 DEEDQC
06/20/2025 11:22:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250620-0048458

Send Tax Bills To:
New Owner

Street Address of Subject Property:
805 Regimental Drive
Hermitage, TN 37076

Parcel ID:
087-1 0-0A-302-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jay Narenda Patel and Nidhi Patel, husband and wife** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **JayNid LLC, a Tennessee limited liability company** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Maury** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 302, on the plan of FINAL PLAT THE RESERVE AT AARON'S CRESS A CLUSTER DEVELOPMENT, PHASE 3, as shown on plat of record in Instrument 20200828-0097747, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Grandview Custom Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 09/03/2021 and recorded 09/10/2021 from The Lux Development Group, LLC, a Tennessee Limited Liability Company, of record in Instrument 20210910-0121528, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jay Narenda Patel and Nidhi Patel, husband and wife, by warranty deed of Grandview Custom Homes, LLC of record in Instrument #20220609-0065713, Register's Office, Davidson County, TN dated May 22, 2022, recorded June 9, 2022.

WITNESS my hand this 19 day of JUNE, 2025.

Jay Narenda Patel

Nidhi Patel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jay Narenda Patel and Nidhi Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 19 day of JUNE, 2025.

NOTARY PUBLIC

My commission expires: 1.21.29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 ~~May~~ JUNE 19, 2025.

Affiant Signature

~~May~~ JUNE 19, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of ~~May~~ JUNE 2025.

~~Notary's~~ Signature

MY COMMISSION EXPIRES: 1.21.29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY