This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1297174 DEEDQC
07/14/2025 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250714-0055255

State of TN }
County of DAVIDSON

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

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 25 day of JUNE, 2025.

Notary Public

My Commission expires 1/25/26



NAME AND ADDRESS OF PROPERTY OWNER:
Marko Aziz and Merna Aziz
3112 Sapgate Ln
Nashville, TN 37207

SEND TAX BILLS TO:
Marko Aziz and Merna Aziz
3112 Sapgate Ln
Nashville, TN 37207

MAP AND PARCEL NUMBER: 050020E17500CO

QUITCLAIM DEED
25NT00741

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Marko Aziz

By these presents do remise, release and **QUITCLAIM** unto

Marko Aziz and Merna Aziz, as husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Final Plat, Thornton Grove PUD, Phase 3B, of record in Instrument No. 20221207-0127610, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marko Aziz, unmarried man from NVR, Inc., a Virginia corporation T/A Ryan Homes, by Special Warranty Deed dated 08/20/2024 and recorded 08/21/2024 in Instrument No. 20240821-0064282, Register's Office of said County.

Being the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed from Thornton Grove Green, LLC, a Delaware Limited Liability Company, dated March 26, 2024 and recorded March 28, 2024 in Instrument No. 20240328-0021660 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Thornton Grove Green, LLC, a Delaware limited liability company, by (i) Special Warranty Deed from

Ewing Creek Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20180329-0029387; (ii) Special Warranty Deed from Thomas Fite Cone, Trustee of (a) the Susan Cone Trust, (b) the Thomas F. Cone Trust for Catherine Cone, (c) the Thomas F. Cone Trust for Thomas Cone III, and (d) the Thomas F. Cone Trust for Emily Cone, of record in Instrument No. 20180329-0029388; (iii) Special Warranty Deed from Martha Cone Beck and Argent Trust Company of Tennessee, Co-Trustees of the Martha Cone Beck and Martha Cone Beck Children's Trust, of record in Instrument No. 20180329-0029389; (iv) Special Warranty Deed from Brick Church Properties Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20180329-0029390; (v) Quitclaim Deed from all parties set forth in clauses (i) through (iv) above, of record in Instrument No. 20180329-0029391, all Deeds set forth in clauses (i) through (v) above dated March 28, 2018; and further conveyed by Quitclaim Deed for Combining Property Into One Map and Parcel Number, of record in Instrument No. 20191017-0106509, signed October 10, 2019, all of record in the Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3112 Sapgate Ln, Nashville, TN 37207

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25 day of June, 2025.

Marko Aziz

Marko Aziz

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Marko Aziz,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of June, 2025

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202507140055255

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 6/25/25 (date of document).

Affiant Signature

7/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of July, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26