Karen Johnson Davidson County
Batch# 1324803 DEEDQC
09/22/2025 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250922-0075656

SARAH LANGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 19 day of ~~August~~ September, 2025.

NOTARY PUBLIC
My Commission Expires: 07/30/2029

ADDRESS OF NEW OWNER:
Douglas Estates, LLC
41 Peabody St
Nashville, TN 37210

SEND TAX BILLS TO:
New Owner

Map & Parcel: 072-13-0-467.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Elevate Vista, LLC, a Tennessee limited liability company**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Douglas Estates, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resub of Lot 25 Sharp & Horn's 4th Addition, as of record in Instrument No. 20220926-0106610, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Douglas Estates, LLC, a Tennessee limited liability company, and Elevate Vista, LLC, a Tennessee limited liability company, by Quitclaim Deed, of record in Instrument No. 20220509-0052811, as corrected in Instrument No. 20220826-0096436, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 1008 Douglas Avenue, Nashville, TN 37206.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 19 day of ~~August~~ September, 2025.

ELEVATE VISTA, LLC

By: Dhruti Upender
Its: Member

By: Raghu Upender
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dhruti Upender and Raghu Upender, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of Elevate Vista, LLC, the within named bargainor, a Tennessee limited liability company, and that they, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 19 day of ~~August~~ September, 2025.

Notary Public

My Commission Expires: 07/30/2029

SARAH LANGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 19, 2025.

J. Carlton Drumwright

9/19/25
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 9/19/25.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY