Karen Johnson Davidson County
Batch# 1326351 DEEDQC
09/24/2025 02:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250924-0076295

Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 2678 Townsend Court, Ste A, POBox 3390, Clarksville, TN 37043. (931) 647-1501

NITESH N. PATEL ET AL
Executor of the Estate of Naran P. Patel
Deceased

TO: QUITCLAIM DEED

NNP SPENCE, LLC
a Tennessee Limited Liability Company

THIS QUITCLAIM DEED OF REALTY, executed as of the 22nd day of September, 2025, by Grantors, NITESH N. PATEL, Executor of the Estate of Naran P. Patel, Deceased, and NITESH N. PATEL, NIMESH N. PATEL and KUSUM N. PATEL, Beneficiaries under the Last Will and Testament of Naran P. Patel, to Grantee, NNP SPENCE, LLC, a Tennessee Limited Liability Company,

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title and interest, in and to certain realty situated in the 8th Jurisdiction of Davidson County, Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, described according to a survey dated November 27, 1972, revised December 12, 1972, by James L. Murphy, Jr., Tennessee Registered Land Surveyor No. 5, recorded in Book 4666, page 555, Register's Office for said County, as follows:
>
> Beginning at an iron pin on the westerly margin of the right-of-way of Spence Lane in the southwesterly line of the Tennessee Rural Electric Cooperative Association, Inc., property (Book 2998, page 125, said Register's Office); thence, with the westerly margin of said right-of-way, South 24 degrees 42' 24" West 340.58 feet to an iron pin in a northeasterly right-of-way line of Interstate Highway No. 40; thence, with a northeasterly margin of said right-of-way North 31 degrees 34' 42" West 176.50 feet to an iron pin; thence, with an easterly margin of said right-of-way, North 2 degrees 41' 38" West 312.03 feet to an iron pin at the southwesterly corner

of the Tennessee Rural Electric Cooperative Association, Inc., property; thence, with the southwesterly line of said Cooperative's property, South 58 degrees 32' 10" East 292.46 feet to the Point of Beginning and containing 1.44 acres, more or less.

BEING the same property conveyed to Shree Investments, a Tennessee general partnership by Quitclaim Deed dated December 27, 1991, from Naranbhai P. Patel, recorded December 30, 1991 at 11:11 AM of record in Book 8517, Page 595; and further conveyed to Naranbhai P. Patel d/b/a Shree Investments, a Sole Proprietorship, by Quitclaim/Correction Deed dated October 10, 2008, from Shree Investments, a Tennessee General Partnership, recorded October 30, 2008 at 10:18 AM of record in Instrument No. 20081030-0108257, Register's Office for Davidson County, Tennessee. [Naranbhai P. Patel and Naran P. Patel, being one and the same person]

Naran P. Patel died, testate, November 19, 2023. Reference is made to Order to Open Testate Estate and Petition to Probate Will, Estate of Naran P. Patel, Deceased, filed May 30, 2024, in the Chancery Court for Willamson County, Tennessee, Case No. 24PR-13665, with Letters Testamentary issued to Nitesh N. Patal as Executor.

The source of the above description is derived from the previous instrument of record, no boundary survey having been made at the time of this conveyance.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

NITESH N. PATEL Grantor
Executor of the Estate of Naran P. Patel, Deceased

STATE OF TENNESSEE :
:
COUNTY OF Williamson :

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Nitesh N. Patel, Executor of the Estate of Naran P. Patel, Deceased, the within named bargainor, 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 seal at office this the 22nd day of September, 2025.

Notary Public

My Commission Expires: October 5th, 2027

[Affix Notary Seal]

L.W.E. PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NITESH N. PATEL Grantor
Beneficiary under the Last Will and Testament
of Naran P. Patel

STATE OF TENNESSEE :
:
COUNTY OF Williamson :

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Nitesh N. Patel, Beneficiary under the Last Will and Testament of Naran P. Patel, the within named bargainor, 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 seal at office this the 22nd day of September, 2025.

Notary Public

My Commission Expires: October 5th, 2027

[Affix Notary Seal]

L.W.E. PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NIMESH N. PATEL Grantor
Beneficiary under the Last Will and Testament
of Naran P. Patel

STATE OF TENNESSEE :
:
COUNTY OF Williamson :

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Nimesh N. Patel, Beneficiary under the Last Will and Testament of Naran P. Patel, the within named bargainor, 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 seal at office this the 22nd day of September, 2025.

Notary Public

My Commission Expires: October 5th, 2027

[Affix Notary Seal]

L.W.E. PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

KUSUM N. PATEL Grantor

STATE OF TENNESSEE :
:
COUNTY OF Williamson :

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kusum N. Patel, Beneficiary under the Last Will and Testament of Naran P. Patel, the within named bargainor, 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 seal at office this the 22nd day of September, 2025.

L.W.E. PAINTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: October 5th, 2027

[Affix Notary Seal]

Property Owners Name
And Mailing Address:
NNP SPENCE, LLC
a Tennessee Limited Liability Company
714 Spence Lane
Nashville, TN 37217

Person or Entity Responsible for
Payment of Property Taxes:
SAME / OWNER

Property Addresses: 714 SPENCE LANE, NASHVILLE, TN 37217-1144

Map and Parcel No.: 106 11 0 004.00

STATE OF TENNESSEE, COUNTY OF Williamson
The actual consideration given for this conveyance is $-0-

Logan William Eugene Painter
Affiant

L.W.E. PAINTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me this the
22nd day of September, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: October 5th, 2027

[Affix Notary Seal]

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MATTHEW J. ELLIS, do hereby make oath that I am a licensed attorney and 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 22, 2025 (date of document).

Affiant Signature

September 24, 2025
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 24th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 16, 2029

