Karen Johnson Davidson County
Batch# 1357236 DEEDQC
12/12/2025 08:03:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251212-0098911

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 11 day of December, ~~2024~~. 2025

NOTARY PUBLIC
Commission Expires: 1-21-26

ADDRESS OF NEW OWNER:
Shri Ganesha Enterprise LLC
1516 Hampton Street

Nashville, TN 37207

SEND TAX BILLS TO:
Owner

Map/Parcel 071-02-0-185.00

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, to **Nanu Patel, Chirag Patel, Balubhai Patel, and Nisha Patel, ("Grantor")** hereby convey all of their right title and interest to the hereinafter described property to **Shri Ganesha Enterprise LLC, a Tennessee limited liability company ("Grantee")**, its, successors and assigns. Said property conveyed herein is located in Davidson County, Tennessee and further described as follows:

SEE EXHIBIT A

Being the same property conveyed to **Nanu Patel, a 32% undivided interest, Chirag Patel, a 25% undivided interest, Balubhai Patel, a 23% undivided interest and Nisha Patel, a 20% undivided interest** by deed from Shri Ganesha Partnership of record at Instrument No. 20240805-0059217 Register's Office for Davidson County, Tennessee.

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 acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 11th day of December, 2025.

Nanu Patel

Chirag Patel

Balubhai Patel

Nisha Patel

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nanu Patel, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 11 day of December, 2025.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chirag Patel, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 11 day of December, 2025.

Notary Public

My Commission Expires: 3-21-29

SHARON SAPP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

SHARON SAPP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Balubhai Patel, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 10th day of December, 2025.

Notary Public

My Commission Expires: May 9th, 2026

ARIEL HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 9, 2026

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nisha Patel, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 11 day of December, 2025.

Notary Public

My Commission Expires: 3-21-29

SHARON SAPP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Balubhai Patel, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 11 day of December, 2025.

Notary Public

My Commission Expires: 3.21.29

SHARON SAPP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nisha Patel, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 11 day of December, 2025.

Notary Public

My Commission Expires:

SHARON SAPP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

EXHIBIT A

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING LOT 2 ON THE RESUBDIVISION OF LOTS 1 AND 2, SECOND PLAN OF BROOKLYN AS OF RECORD TN PLAT BOOK 7900, PAGE 109, R.O.D.C, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE AT THE SOUTHWESTERLY CORNER OF ELSIE PARRISH AS OF RECORD IN DEED BOOK 4358, PAGE 939, R.O.D.C, TENNESSEE, SAID IRON PIN BEING APPROXIMATELY 1233 FEET NORTH OF THE CENTER LINE OF WEST TRINITY LANE AS MEASURED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE; THENCE,

1. WITH THE SOUTH LINE OF ELSIE PARRISH, N 76° 19' 21" E, 146.70 FEET TO AN EXISTING IRON PIN; THENCE,
2. WITH THE EASTERLY LINE OF ELSIE PARRISH, B.P.C. ENTERPRISES, INC. AND PART OF AKIN PROPERTY, N 1 ° 44' 11" W, 221.05 FEET TO AN EXISTING IRON PIN IN THE SOUTHERLY LINE OF KATHERINE AKIN MOSS AND THOMAS FOWLER AKIN AS OF RECORD IN BOOK 5027, PAGE 234, R.O.D.C, TENNESSEE; THENCE,
3. WITH THE SOUTH LINE OF AKIN, S 86° 57' 49" E, 472.31 FEET TO AN IRON PIN ON THE WESTERLY RIGHTOF-WAY LINE OF INTERSTATE 65; THENCE,
4. WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65, S 5° 56' 40" W, 296.50 FEET TO AN IRON PIN AT THE COMMON CORNER OF LOTS 1 AND 2 OF THE ABOVE NOTED RESUBDIVISION OF LOTS 1 AND 2, SECOND PLAN OF BROOKLYN; THENCE,
5. WITH THE COMMON LINE BETWEEN LOTS 1 AND 2, N 84° 03' 20" W, 44.6 FEET TO AN IRON PIN;, THENCE,
6. S 5° 56' 40" W, 29.46 FEET TO AN IRON PIN SET; THENCE,
7. S 76° 57' 12" W, 316.89 FEET TO AN EXISTING CONCRETE MONUMENT IN THE EASTERLY LINE OF BRICK CHURCH INVESTMENTS, INC.; THENCE,
8. WITH THE EASTERLY LINE OF BRICK CHURCH INVESTMENTS, INC., N 11° 18' 50" W, 103.08 FEET TO AN EXISTING IRON PIN; THENCE,
9. WITH THE NORTH LINE OF BRICK CHURCH INVESTMENTS, INC., S 76° 35' 47" W, 143.10 FEET TO AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE; THENCE,
10. WITH THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE, N 13° 35' 04" W, 100.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 163,938 SQUARE FEET OR 3.764 acres, MORE OR LESS.

INCLUDED IN THE ABOVE BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE DEED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 10319, PAGE 830, SAID REGISTER'S OFFICE.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 11 day of December, 2025.

K. Thomas Sidwell
Date: 12-11-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 11 day of December, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

