This Instrument Prepared By and
Returned To:

OWNER:

Rajesh Aggarwal

Division Street Management
1407 Division Street
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch # 1364030 DEEDQC
12/31/2025 09:41:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104331

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Division Street Management 1407 Division Street Nashville, Tennessee 37203	New Owner	093-13-0-561.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **RAJESH AGGARWAL,** hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee unto **DIVISION STREET MANAGEMENT PARTNERSHIP, A GENERAL PARTNERSHIP COMPRISED OF RAJESH AGGARWAL AND REITA AGGARWAL,** his heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

BEING Lot No. 1 on the plan of Edgehill Estates Section 18, as of record in Book 4350, page 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Said portion of Lot No. 1 consists of Lots 1 and 2, resubdivision of Edgehill Estates, Section 18, of record in Book 7190, page 213, in said Register's Office.

Being the same property conveyed to RAJESH AGGARWAL by Trustee's Deed from ROBERT H. WALDSCHMIDT, TRUSTEE IN BANKRUPTCY FOR WILLIE R. TAYLOR, of record in Instrument No. 20060519- 0058763 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Willie R. Taylor by Quitclaim deed from Audrey A. Taylor, dated October 7, 1993, recorded October 15, 1993, of record in Book 9116, page 404, in the Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 5595, page 545, in said Register's Office.

BEING the same property vested in Robert H. Waldschmidt by order of the U.S. Bankruptcy Court, Middle District of Tennessee, of record in Document No. 20060428-0048758, Register's Office for Davidson County, Tennessee.

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

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

This improved property known as 1306 Hawkins Street, Nashville, TN 37203

Rajesh Aggarwal
By: Rajesh Aggarwal

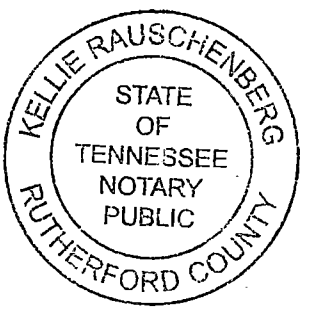
STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned notary public, Rajesh Aggarwal with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained..

WITNESS my hand, at office, this 03 day of December, 2025.

Kellie Rauschenberg
Notary Public

My Commission Expires: 9.16.2028



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.

Rajesh Aggarwal
Affiant

Subscribed and sworn to before me, this 3rd day of December, 2025.

Kellie Rauschenberg
Notary Public

My Commission Expires: 9/12/2028

KELLIE RAUSCHENBERG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY