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 4 pgs
Fees: $22.00 Taxes: $0.00
20251231-0104332

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Division Street Management 1407 Division Street Nashville, Tennessee 37203	New Owner	092-06-0-031.00 & 092-06-0-030.00

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:

TRACT I – 2901 Albion Street - Parcel 092-06-0-031.00

LAND in Davidson County, Tennessee, being the northerly 100 feet of the easterly one half of Block No. 13 as shown on the map of Midway, of record in Book 421, Page 11, Register's Office for Davidson County, Tennessee.

SAID part of the easterly half of Block No. 13 fronts 100 feet on the westerly side of Fern Street (now 29th Avenue North), and runs back, between parallel lines, and with the southerly margin of Eden Avenue (now Albion Street), 150 feet to an alley.

TRACT II – 0 29th Avenue North- Parcel 092-06-0-030.00

LAND in Davidson County, Tennessee being the south one hundred and fifty feet of the north 250 feet of the east half of Block 13, on the map of Midway, as of record in Book 421, Page 11, of the Register's Office of Davidson County Tennessee.

SAID lot fronting one hundred and fifty feet on the west side of 29th Avenue North (formerly Fern St) and running back westerly 150 feet between parallel lines to an alley.

Being the same property conveyed to RAJESH AGGARWAL by Warranty Deed from, **Vicki Fanion Hall, Executrix of Estate of Mary Ruth Jamison and Juanita Lofton, heir at law of Earl Stone Jamison, deceased, Sherry Jamison, Theodore Owens, William Owens, heirs at law of Faye Owens, deceased, Gail Kirk, heir at law of Joanne Jamison, deceased, Angela L. Jamison, Angela Elise Jamison, Samuel Avery Wendolyne Jamison, and Marisa Hamilton, heirs at law of Chester Jamison, deceased and Erika Riano-McCollom , Successor Trustee and Erika Riano-McCollom, Sherra Willis, Jessina Riano and Alexandra Riano, beneficiaries of The Alice Delfyett Living Trust**HEREINAFTER REFERRED TO AS THE GRANTORS, of record in Instrument No. 20231214-0096539 in the Register's Office for Davidson County, Tennessee.

TRACT I

BEING the same property conveyed to Ernest Jamison and wife, Beulah Jamison, by Warranty Deed from Mrs. Bessie Chrisman and husband, Edward Chrisman, and Joseph Chrisman and wife, Mary E. Chrisman, dated May 14, 1928, recorded in Book 664, Page 184, in the Register's Office for Davidson County, Tennessee.

TRACT II

Being the same property conveyed to Ernest Jamison, by Installment Deed from Joseph E. Chrisman and wife, Ila Chrisman, dated October 12, 1937, recorded in Book 1055, Page 163, in the Register's Office of 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 2901 Albion Street, Nashville, TN 37209 and 0 29th Avenue North, Nashville, TN 37209

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

KELLIE RAUSCHENBERG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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: 9-16-2028

KELLIE RAUSCHENBERG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY