This Instrument Prepared By and
Returned To:

OWNER:

Rajesh Aggarwal

College Pointe Partnership
1302 Old Lascassas Road
Murfreesboro, Tennessee 37130

Karen Johnson Davidson County
Batch # 1364030 DEEDQC
12/31/2025 09:41:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104333

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
College Pointe Partnership 1302 Old Lascassas Road Murfreesboro, Tennessee 37130	New Owner	114-00-0-188.00

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, GENERAL PARTNER, R & H PARTNERSHIP, A GENERAL PARTNERSHIP IN STATE OF TENNESSEE COMPRISED OF RAJESH AGGARWAL AND HERSHETH 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 **COLLEGE POINTE PARTNERSHIP, A GENERAL PARTNERSHIP COMPRISED OF RAJESH AGGARWAL, HERSHETH AGGARWAL AND REITA AGGARWAL,** his heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Being a part of the Old Polly Hugley land situated in Davidson Co., according to an unrecorded survey by Norris H. Hickerson, surveyor, June 23, 1951, said land being described as follows:

Beginning at a point on the Easterly margin of old Hickory Blvd. 140' S. of an iron pin, following said survey; thence Southerly following the Easterly margin of said Old Hickory Blvd. 135' to a point; thence Easterly 530' more or less to a stake in the center of the Old Ezell Rd.; thence Northerly following the center of the said old Ezell Hollow Rd. 201' to a stake; thence Westerly 525' more or less, to the Easterly margin of Old Hickory Blvd., being the point of beginning.

Being the same property conveyed to RAJESH AGGARWAL by Warranty Deed from, GRACE CHRISTMON,
of record in Instrument No. 20240725-0056416 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joe E. Christmon and wife, Grace Christmon, by Special Warranty Deed from Mid-State Trust II and Mid-State Homes, Inc., of record in Book 8271, Page 720, in the Register's Office of Davidson County, Tennessee, dated January 03, 1991, and recorded on January 08, 1991. The said Joe E. Christmon died on March 24, 1992, leaving Grace Christmon as sole surviving tenant by the entirety.

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 570 Old Hickory Blvd, Nashville, TN 37209

Rajesh Aggarwal

By: Rajesh Aggarwal, Managing Partner
R & H Partnership

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

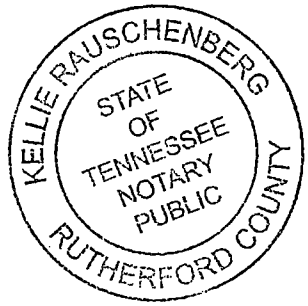
Personally appeared before me, the undersigned notary public, Rajesh Aggarwal with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained..

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: 9.16.2028

KELLIE RAUSCHENBERG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY