Karen Johnson Davidson County
Batch# 1367362 DEEDQC
01/08/2026 07:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260108-0001531

Box 14
2025-439-CT

This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
Aura Nova Ventures LLC
200 Paragon Mills Road
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map & Parcel No: 147-08-0-165

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Ahmed Sayid** (hereinafter individually or collectively referred to as "Grantor") by these presents does transfer, convey and quitclaim unto **Aura Nova Ventures LLC, a Georgia Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, all of Grantor's interest in certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record, including without limitation and property taxes for 2026, a lien not yet due and payable.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 7th day of January, 2026.

Ahmed Sayid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ahmed Sayid, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of January, 2026.

Jessica D. Puckett
Notary Public
My Commission Expires: Sept. 3rd, 2029

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Ahmed Sayid
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of January, 2026.

Jessica D. Puckett
Notary Signature
My commission expires: Sept. 3rd, 2029

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled the Plan of Hillbrook Subdivision, Section VII, of record in Book 3842, page 249, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AHMED SAYID, by deed from R & S RENTAL PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, of record in Instrument No. 20200804-0086288, dated August 3, 2020, said Register's Office.

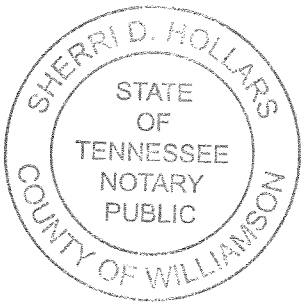
This Real Estate is more commonly known as 3821 Faulkner Drive, Nashville, TN 37211.

I, Christy Tesch, do hereby make oath that I am a licensed attorney and/or 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 this 7th day of January, 2026.

Date: January 7, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7th day of January, 2026.



Notary Public

My commission expires: 7/17/2027