Karen Johnson Davidson County
Batch# 1377123 DEEDQC
02/06/2026 03:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260206-0008909

QUITCLAIM DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-8-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-566

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Iconic Sun Properties LLC	Same as owner	071 05 0I 009.00
(NAME) 129 Ventura Way	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

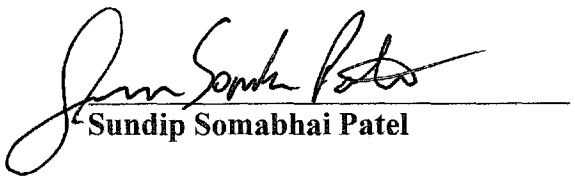
FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sundip Somabhai Patel**, an unmarried man, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Iconic Sun Properties LLC**, a Tennessee limited liability company, (the "**Grantee**"), its successors and assigns, all his right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 129 Ventura Way, Nashville, TN 37207.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 5th day of December, 2025.

GRANTOR:



Sundip Somabhai Patel

STATE OF GEORGIA)
COUNTY OF COWETA)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Sundip Somabhai Patel, 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 5th day of December, 2025.



Notary Public

My Commission Expires: October 15, 2028

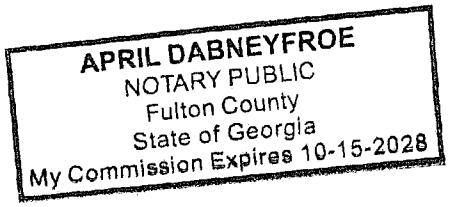


EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit 9, inclusive, together with the appurtenant interests in the common elements of HORIZON NASHVILLE, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for HORIZON NASHVILLE, a Planned Unit Development, of record as Instrument No. 20240215-0010634 and amended in Instrument No. 20240530-0040235, Register's Office for Davidson County, Tennessee, said unit being depicted on Exhibit "B" to the aforementioned Declaration, to which Declaration reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Sundip Somabhai Patel, an unmarried man from Horizon Development Partners I, a Tennessee general partnership, by Special Warranty Deed dated December 5, 2025, of record in Instrument No. 20251209-0097767, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 December 5, 2025.

Affiant Signature

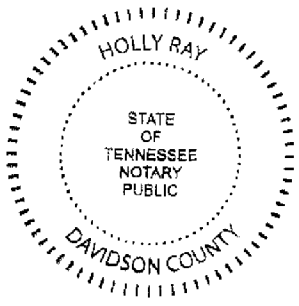
February 5, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of February, 2026.



Notary's Signature

My Commission Expires: 03/09/27