Karen Johnson Davidson County
Batch# 1384720 DEEDQC
02/23/2026 03:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260223-0014346

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF NOVEMBER, 2025. Notary Public MY COMMISSION EXPIRES: 5-8-2029 (AFFIX SEAL)

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

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

File No.: 2025-GTE-538

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Varsha & Sanjay LLC	Same as owner	071 05 0I 005.00
(NAME) 114 Edenburg Drive	(NAME)	
(ADDRESS) Hendersonville, TN 37075	(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, **Dushyant N. Patel**, a married man (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Varsha & Sanjay 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.

The Property has never been a marital residence and as such is not subject to any marital interest.

This is improved property located at 128 Ventura Way, Nashville, TN 37207.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 21 day of NOVEMBER, 2025.

GRANTOR:

Dushyant N. Patel

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Dushyant N. 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 21 day of NOVEMBER, 2025.

Notary Public

My Commission Expires: 5-8-29.

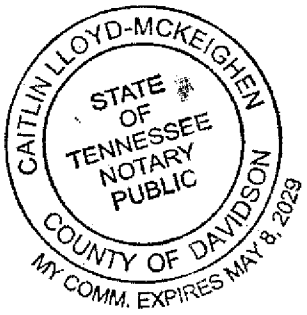


EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit 5, 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, Register's Office for Davidson County, Tennessee, said units being depicted on Exhibit "B" to the aforementioned Declaration, to which Declaration reference is hereby made for a more particular description of said Units.

Being the same property conveyed to Dushyant N. Patel, a married man from Horizon Development Partners I, a Tennessee general partnership, by Special Warranty Deed dated November 21, 2025, of record in Instrument No. 20251124-0093736, 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 November 21, 2025.

Affiant Signature

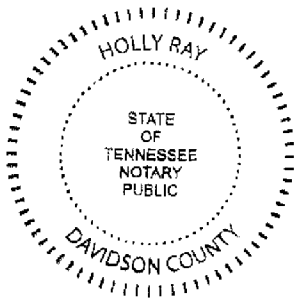
February 23, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of February, 2026.



Notary's Signature

My Commission Expires: 03/09/27