THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1392654 DEEDQC
03/13/2026 01:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260313-0020194

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QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Anurag Sethi and Lindsey Alexandria Ruiz 535 Fairlane Drive Nashville, TN 37211	New Owner	118-04-0-127.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Vansh Jagga, an unmarried man** , hereinafter called the Grantor, do hereby Quitclaim unto **Anurag Sethi and Lindsey Alexandria Ruiz, husband and wife**, hereinafter called the Grantees, their successors and assigns, all of their right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 21 of HURDWOOD HEIGHTS, SECTION 2, as of record in Plat Book 2330, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot 21 fronts 60 feet of the Southerly side of Fairview Drive and runs back 167.8 feet on the Westerly line and 167.9 feet on the Easterly line to a dead line measuring 60 feet thereof.

Being the same property conveyed to Lawrence D. Wilson and wife, Teresa D. Wilson, by Special Warranty Deed from Archie Clifton Kelley, Jr. and wife Edna Jane Kelley, of record in Instrument No. 20141024-0098305, in the Register's Office of Davidson County, Tennessee, dated October 21, 2014 and recorded on October 24, 2014.

Lawrence D. Wilson died on September 21, 2024, leaving Teresa D. Wilson as sole surviving Tenant by the Entirety.

The said H. Garth Click, Esq. is the appointed Conservator over the persons and property of the said Teresa Wilson, and has been granted permission from the Court to sell and convey said property, pursuant to the Orders to Sell Improved Real Property of record in Docket No. 23P1696 , in the Second Circuit for Davidson County, Tennessee.

Being the same property further conveyed to Anurag Sethi and Lindsey Alexandria Ruiz, husband and wife and Vansh Jagga, an unmarried man, Joint Tenants with Right of Survivorship by Warranty Deed from Teresa D. Wilson, filed on February 12, 2025, at Instrument No. 20250212-0010806, Davidson County Register of Deeds.

This is property commonly known as 535 Fairlane Drive, Nashville, TN 37211.*
*Note: An address is not a legal description of real property.

Witness my hand, this 11 **day of March, 2026:**

Vansh Jagga

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vansh Jagga, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of **March, 2026**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11 DAY OF **March, 2026**:

Notary Public

My Commission Expires: 7-16-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 3-11-26 (date of document).

Date: 3-13-26

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 13 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026