Karen Johnson
Batch # 1425433
05/27/2026 10:20:18 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260527-0047983

Prepared from Information provided without the benefit of a Title Search

Instrument Prepared By:

I. Dyke Tatum, Attorney
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant James H Brooks Jr

Subscribed and sworn to before me this 26th day of May, 2026.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 5/8/29

QUITCLAIM DEED

Address New Owner:
James H. Brooks, Jr.
1055 Little Marrowbone Road
Ashland City, Tennessee 37015

Send Tax Bills To:
New Owner

Map-Parcel Numbers:
051-01-0A-001.00-CO
051-01-0A-002.00-CO
051-01-0A-003.00-CO

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Due West Properties, a Partnership composed of Rakesh Bery and Soroush Jafari** by these presents does hereby transfer and quitclaim and convey unto **James H. Brooks, Jr.,** his successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit 1, 2, and 3, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 728 Due West, a Townhouse Planned Unit Development, a Horizontal Property Regime With Private Elements of record as Instrument No. 20200910-0103446, being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Due West Properties by Quitclaim Deed from Due West Avenue, General Partnership of record in Instrument No. 20260527-0047982, Register's Office for Davidson County, Tennessee.

This is improved property: **728 Due West Avenue #1, 2 and 3, Madison, Tennessee 37115**

WITNESS my hand this 26th day of **May, 2026.**

Due West Properties

By: _____
Rakesh Bery, Partner

By: _____
Soroush Jafari, Partner

STATE OF Tennessee)
COUNTY OF Davidson)

On this 26th day of **May, 2026**, personal appeared before me, a notary public in and for the State and County aforementioned, **Rakesh Bery** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be the **Partner** of **Due West Properties,** and that **he** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **himself** as **Partner.**

WITNESS my hand this 26th day of **May, 2026.**

_____
Notary Public

My Commission Expires: 5/8/29

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF Tennessee)
COUNTY OF Davidson)

On this 26th day of **May, 2026**, personal appeared before me, a notary public in and for the State and County aforementioned, **Soroush Jafari** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be the **Partner** of **Due West Properties,** and that **he** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **himself** as **Partner.**

WITNESS my hand this 26th day of **May, 2026.**

_____
Notary Public

My Commission Expires: 5/8/29

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN