Karen Johnson Davidson County
Batch # 1425433 DEEDQC
05/27/2026 10:20:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260527-0047984

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

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

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

Notary Public

My Commission Expires: 5/8/29

QUITCLAIM DEED

Address New Owner:
Due West SJ, LLC
6825 Cloudland Drive
Nashville, Tennessee 37205

Send Tax Bills To:

New Owner

Map-Parcel Numbers:

051-01-0Ä.004.00-CO
051-01-0A-005.00-CO
051-01-0A-006.00-CO
051-01-0A-007.00-CO
051-01-0A.008.00-CO
051-01-0A-009.00-CO
051-01-0A-010.00-CO
051-01-0A-O11.00.CO
051-01-0A-012.00-CO
051-01-0A-013.00-CO
051-01-0A-014.00-CO
051-01-0A-015.00-CO
051-01-0A-016.00-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 **Due West SJ, LLC,** their 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 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, 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 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 #4-16, Madison, Tennessee 37115**

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

Due West Properties

By: _____ By: _____

Rakesh Bery, Partner **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