Karen Johnson Davidson County
Batch# 1450454 DEEDQC
07/22/2026 10:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260722-0066341

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 10th day of July, 2026.

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/3/29

ADDRESS OF NEW OWNER:
RIDA AND ANAYA, LLC
123 Agee Drive
Gordonsville, TN 38563

SEND TAX BILLS TO:
New Owner

Map & Parcel: 071-14-0E-004.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Ravi Patel, a married man, and Nimisha Patel, a married woman**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **RIDA AND ANAYA, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 4, Sky at Fern, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20160830-0090887, as amended in Instrument No. 20170913-0093673 and Instrument No. 20180808-0078087 and Instrument No. 20190410-0032695, and 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 Ravi Patel and Nimisha Patel from George Carrick, by Warranty Deed, of record in Instrument No. 20260429-0037994, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 72 Fern Avenue, Nashville, TN 37207.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 10th day of July, 2026.

Ravi Patel

Nimisha Patel

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ravi Patel and Nimisha Patel, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 10th day of July, 2026.

Notary Public

My Commission Expires: 2/10/2030

REBECCAH S. HARTMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 10, 2026.

J. Carlton Drumwright

July 10, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 10, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY