Karen Johnson Davidson County
Batch# 1451077 DEEDQC
07/23/2026 08:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260723-0066751

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Drishti Kapoor
430 Elegance Way
Hermitage, TN 37076

Send Tax Bill to:
New Owner

Map-Parcel Number:
086-12-0B-027.00-CO

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to

before me, this the 17 day of July, 2026.

Notary Public

My Commission Expires:
6/2/2030

MARK S WARNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **YASH NIGAM,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **DRISHTI KAPOOR, UNMARRIED,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 430 Elegance Way, Hermitage, TN 37076.

.

Y.N.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17 day of July, 2026.

Yash Nigam

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 **Yash Nigam,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of July, 2026.

My commission expires: 06/02/2030 Notary Public

MARK S WARNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Being Unit 27 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, as amended in Instrument No. 20161123-0124072, and as amended in Instrument No. 20161130-125792, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Drishti Kapoor and Yash Nigam, wife and husband, by deed from Eric Desch and Brittney Desch, husband and wife, dated August 31, 2020 of record in Instrument No. 20200903-0100348, said Register's Office.

Y.N.

202607230066751

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/17/26. (date of document).

Affiant Signature

7/22/26
Date

State of Tennessee

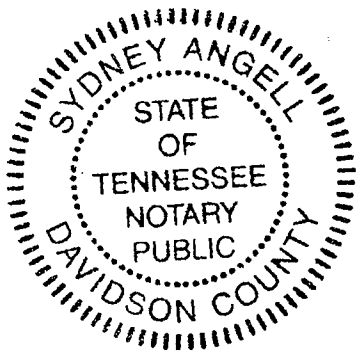
County of Williamson

Sworn to and subscribed before me this 22 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



202607230066751