Karen Johnson Davidson County
Batch# 1452588 DEEDQC
07/29/2026 03:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260729-0069912

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Batra Homes LLC 732 Newcomb Street Franklin, TN 37067	United Wholesale Mortgage, LLC 585 South Boulevard E Pontiac, Michigan 48341	096-02-0B-061.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sandeep Batra, a married man* and Nitin Batra, a married man**, by these presents do hereby quitclaim and convey unto the **Batra Homes LLC, a Tennessee limited liability company**, its heirs, successors and assigns, all of their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 61 on the Plan of Markham East, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220120-0007683 and amended in Instrument No. 20230803-0060209 and as corrected in Instrument No. 20230807-0061033, and shown on the Final plat of Markham East, of record in Instrument No. 20220215-0017540, 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 a portion of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company by Special Warranty Deed from FP Investments, GP, a Tennessee general partnership of record in Instrument No. 20200305-0024695, Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020.

Being a portion of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company by Quitclaim Deed from FP Investments, GP, a Tennessee general partnership of record in Instrument No. 20200305-0024696 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020 and Affidavit recorded on January 25, 2021 of record in Instrument No. 20210125-0010932, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company by Quitclaim Deed from AT3 Markham East, LLC, a Delaware limited liability company of record in Instrument No. 20210126-0011405 Register's Office for Davidson County, Tennessee, dated January 26, 2021 and recorded on January 26, 2021.

Being the same property conveyed to Sandeep Batra, a married man and Nitin Batra, a married man, as tenants in common, by Special Warranty Deed from AT3 Markham East, LLC, a Delaware limited liability company, of record in Instrument No. 20250605-0044282, Register's Office for Davidson County, Tennessee, dated June 2, 2025 and recorded on June 5, 2025.

**This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Being also known as 618 Markham Street, Nashville, Tennessee 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 29th day of July, 2026

Affiant

My commission expires:

Notary Public

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES June 6, 2027

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 20 day of February, 2026

Sandeep Batra

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sandeep Batra, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20th day of February, 2026

Notary Public

My Commission Expires: 22 June 2026

PRINCESS H. OWENS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Nitin Batra

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nitin Batra, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 5 day of February, 2026

Notary Public

My Commission Expires:

SEE ATTACHMENT

This certificate is attached to a 3 *page document dealing with/entitled* Quitclaim Deed *and dated* 2/5/2026
Map & Parcel # 096-02-08-001.00-CO

California ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On February 5, 2026 before me,

Maria Reyes Navarro, Notary Public *(here insert name and title of the officer)*,

personally appeared Nitin Batra, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARIA REYES NAVARRO
COMM.# 2399871
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 6, 2026

MARIA REYES NAVARRO
COMM.# 2399871
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 6, 2026

Signature _____ (Seal)

Printed 02-18

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Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 29. 2026

Affiant Signature

29th day of July, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028