Karen Johnson Davidson County
Batch# 1456613 DEEDWARR
08/07/2026 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20260807-0073145

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39349-06-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $300,000.00 Affiant Subscribed and sworn to before me this 30th day of July, 2026. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shah Family Living Trust 1 Fritz Drive Sayreville, NJ 08872	ServisFirst Bank 2500 Woodcrest Place Birmingham, AL 35209	Map and Parcel No.: 142-06-0D-035.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, The Turchan Family Revocable Trust, Natasha Turchan, Trustee ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Himanshu R. Shah and Anatala H. Shah, as Trustees of the Shah Family Living Trust dated June 10, 2022 ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 522 Doral Country Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of July, 2026.

GRANTOR:

Turchan, Trustee

Natasha Turchan, as Trustee of
The Turchan Family Revocable Trust
under agreement dated February 21, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Natasha Turchan, Trustee of The Turchan Family Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

A condominium apartment in Davidson County, Tennessee, being Unit 81B of DORAL COUNTRY VILLA CONDOMINIUM, SECTION VII, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Plat Book 5200, Page 223, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to The Turchan Family Revocable Trust, Natasha Turchan, Trustee, by Quitclaim Deed from Kevin Turchan and Natasha Turchan, a married couple, of record in Instrument No. 20220401-0038169, in the Register's Office of Davidson County, Tennessee, dated March 14, 2022 and recorded on April 01, 2022.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SEVEN - SITE PLAN DORAL COUNTRY VILLA, as recorded in Plat Book 5200, Page 223.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DORAL COUNTRY VILLA, SECTION VII Condominium of record in Book 5532, Page 727 as being amended in Book 5623, Page 252; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
6. Fines recorded in Instrument No. 20141103-0101033 and Instrument No. 20151130-0120647.
7. Charter for Doral Country Villa, Section VII, Condominium Association, Inc. recorded as Book 5544, Page 463.

Tennessee Certification of Electronic Document

I, Gerald G. Patterson, 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 the this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 30th, 2026 (date of document).

Affiant Signature

8/3/2026
Date

State of TENNESSEE

County of DAVIDSON

worn to and subscribed before me this 3rd day of August, 2026

Notary's Signature

My Commission Expires: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027