Name and Address of New Owner:
CKM Investments LLC
430 Maple Street
Madison, TN 37115

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1466814 DEEDQC
09/02/2026 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260902-0081018

Map & Parcel No: 043-13-0-218

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chandan Kumar Mehta, a single person,** "the Grantor," convey and quitclaim unto **CKM Investments LLC, a Tennessee Limited Liability Company,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 8 and the Northwesterly part of Lot No. 9 of Block "H" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the Southerly margin of Maple Street at the Northwest corner of the property conveyed to William A. Rawls and wife, by deed from E. B. Gregory and wife, of record in Book 1020, Page 304, said Register's Office, being 113 feet 3 inches West of the Westerly margin of Forest Park Road; thence with the Southerly margin of Maple Street Westwardly 60 feet to the Northeast corner of Lot No. 7; thence with the Easterly line of said Lot No. 7 Southwardly 101 feet to a point 10 feet North of the corner of Lots Nos. 9 and 10; thence Eastwardly and parallel with the line between Lots Nos. 9 and 10, 60 feet; thence Northwardly 40 feet, more or less, to the Southwest corner of said Rawls property, continuing Northwardly and with said Rawls Westerly line 72 feet 1 inch, more or less, in all 112 feet 1 inch, more or less, to the beginning.

Being the same property conveyed to Southpaw Brothers Properties, LLC by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20231013-0080299 Register's Office for Davidson County, Tennessee, dated October 11, 2023 and recorded on October 13, 2023.

Being the same property conveyed to Chandan Kumar Mehta, a single person, by Warranty Deed from Southpaw Brothers Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20241230-0100747 Register's Office for Davidson County, Tennessee, dated December 27, 2024 and recorded on December 30, 2024.

Being improved property known as 430 Maple Street, Madison, Tennessee 37115.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 27th day of August, 2026.

Chandan Kumar Mehta (SEAL)
Chandan Kumar Mehta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2026, before me personally appeared Chandan Kumar Mehta, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of August, 2026.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2026.

Notary Signature
My commission expires: 5/12/30

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

202609020081018

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8/27/26.

Affiant Signature 8/27/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27 day of July, 2026.

Notary Signature

My Commission Expires: 5/12/30

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON