Karen Johnson Davidson County
Batch# 1474794 DEEDQC
09/18/2026 09:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260918-0086923

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July, 2026. Notary Public MY COMMISSION EXPIRES: 5-8-2029. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-566

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Iconic Sun Properties LLC	Same as owner	071 05 0I 055.00
(NAME) 100 Ventura Way	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sundip Somabhai Patel**, an unmarried man, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Iconic Sun Properties LLC**, a Tennessee limited liability company, (the "**Grantee**"), its successors and assigns, all his right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 100 Ventura Way, Nashville, TN 37207.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 22nd day of July, 2026.

GRANTOR:

Sundip Somabhai Patel

STATE OF GEORGIA)

COUNTY OF Cowela)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Sundip Somabhai Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of July, 2026.

Notary Public

My Commission Expires: October 15, 2028

APRIL DABNEYFROE
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires 10-15-2028

Exhibit “A”

Legal Description

Land in Davidson County, Tennessee, being Unit No. 55, together with the appurtenant interests in the common elements of HORIZON NASHVILLE, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for HORIZON NASHVILLE, a Planned Unit Development, of record as Instrument No. 20240215-0010634, as amended in Instrument No. 20240530-0040235, in the Register's Office for Davidson County, Tennessee, said Units being depicted on Exhibit "B" to the aforementioned Declaration, as amended, to which Declaration and Amendment reference is hereby made for a more particular description of said Units.

Being a part of the same property conveyed to Horizon Development Partners 2 GP, a Tennessee general partnership, by Quitclaim Deed from 407 West Trinity Partners, a Tennessee general partnership, of record in Instrument No. 20251103-0087147, in the Register's Office of Davidson County, Tennessee, dated October 30, 2025, and recorded on November 03, 2025.

Being a part of the same property conveyed to 407 West Trinity Partners, a Tennessee general partnership, by Quitclaim Deed (Consolidation of Tracts) from 407 West Trinity Partners, a Tennessee general partnership, of record in Instrument No. 20230329-0022854, in the Register's Office of Davidson County, Tennessee, dated March 29, 2023, and recorded on March 29, 2023.

Being a part of the same property conveyed to 407 West Trinity Partners, a Tennessee general partnership by Warranty Deed from Bill Munson and Sue Munson, husband and wife, of record in Instrument No. 20230104-0000657, in the Register's Office of Davidson County, Tennessee, dated December 22, 2022, and recorded on January 04, 2023.

Being a part of the same property conveyed to 407 West Trinity Partners, a Tennessee general partnership, by Warranty Deed from 4021 CP GP, a Tennessee general partnership, of record in Instrument No. 20220825-0096227, in the Register's Office of Davidson County, Tennessee, dated August 23, 2022, and recorded on August 25, 2022.

Being the same property conveyed to Sundip Somabhai Patel, an unmarried man from Horizon Development Partners 2 GP, a Tennessee general partnership, by Special Warranty Deed dated July 22, 2026, of record in Instrument No. 20260724-0067438, Register’s Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 22, 2026.

Affiant Signature

September 17, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of September, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27