Karen Johnson Davidson County
Batch# 1478319 DEEDQC
09/28/2026 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260928-0089614

NEW OWNER:

Chirayu Shah
500 Rivercrest Cove
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

SEND TAX BILLS TO: New Owner

Map & Parcel: 108.16 - 22

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **YATIN C. SHAH,** hereinafter called the Grantor, has quitclaimed to **CHIRAYU SHAH,** hereinafter called the Grantee, all of his interest in and to her heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 22-A, Zone Lot Division of Lots 21, 22, 23, 35 and 38, on the Plan of Section One, Percy Priest Woods, as of record in Plat Book 5200, Page 714, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yatin C. Shah, by Warranty Deed from Cynthia Lynn Hicks, dated September 25, 1996, and recorded in Book 10207, Page 567, said Register's Office for Davidson County, Tennessee..

This is improved property known as **3261 Priest Woods Drive, Nashville, TN 37214**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS SIGNATURE(S) this 28th day of September, 2026.

YATIN C. SHAH

STATE OF TENNESSEE
COUNTY OFWILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **YATIN C. SHAH,** 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 at office, this 28th day of September, 2026.

Notary Public

My commission expires: MORGAN O'NEILL TENNESSEE NOTARY PUBLIC My Comm Exp. April 1, 2030 COUNTY OF WILSON

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 28th day of September, 2026.

Notary Public

My commission expires: MORGAN O'NEILL TENNESSEE NOTARY PUBLIC My Comm Exp. April 1, 2030 COUNTY OF WILSON

Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 9-28-26.

Affiant Signature

9-28-26
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 28 day of Sept, 2026.

Notary Signature
My commission expires: _____

TAYLOR CLARKE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 28, 2030
COUNTY OF WILSON