Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deeds of record.

JAI MOOLCHANDANI, ET UX

TO: QUITCLAIM DEED

JAI MOOLCHANDANI and VINITA MOOLCHANDANI, Co-Trustees
of the MOOLCHANDANI FAMILY COMMUNITY PROPERTY TRUST

THIS QUITCLAIM DEED OF REALTY, executed as of the 3rd day of December, 2021, by Grantors, JAI MOOLCHANDANI and wife, VINITA MOOLCHANDANI, to Grantees, JAI MOOLCHANDANI and VINITA MOOLCHANDANI, Co-Trustees of the MOOLCHANDANI FAMILY COMMUNITY PROPERTY TRUST, dated December 3, 2021, and any amendments thereto.

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Timber Ridge, of record in Instrument No. 20040113-0005330, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jai Moolchandani and wife, Vinita Moolchandani, by Warranty Deed from Gurbachan Rai and wife, Harjeet K. Rai, dated April 25, 2019, and recorded May 10, 2019 at 8:48 AM of record in Instrument Number 20190510-0043891, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 783506 DEEDQC
01/04/2022 08:29:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220104-0000890

IN WITNESS WHEREOF, Grantors have executed this deed as of the day written first herein.

JAI MOOLCHANDANI Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAI MOOLCHANDANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 3 day of December, 2021.

My Commission Expires:
09/08/2025.

ERIN WALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

VINITA MOOLCHANDANI Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, VINITA MOOLCHANDANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 3 day of December, 2021.

My Commission Expires:
09/08/2025.

ERIN WALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Property Owners Name
And Mailing Address:

Jai Moolchandani and
Vinita Moolchandani, Co-Trustees of the
Moolchandani Family Community Property Trust,
dated December 3, 2021
1709 Timber Point
Nashville, TN 37214

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

Property Address:

1709 Timber Point
Nashville, TN 37214

Map and Parcel No.

108 16 0A 042.00

STATE OF TENNESSEE, DAVIDSON COUNTY
The actual consideration given for this conveyance is $-0-

Affiant
Subscribed and sworn to before me this the
3 day of December, 2021.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/08/25

