This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1202797 DEEDQC
11/07/2024 03:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241107-0087039

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Kuriyan Chandra Tennessee Community Property Trust 1908 Edenbridge Way Nashville, TN 37215	Same	144 16 0 034.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Devaki Chandra and John Kuriyan as tenants by the entirety ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title, and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Devaki Chandra and John Kuriyan, as Co-Trustees of the Kuriyan Chandra Tennessee Community Property Trust. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Hound's Run, as of record in Plat Book 6900, Pages 167 thru 171, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed from Devaki Chandra and John Kuriyan, Trustee of the Kuriyan Chandra Revocable Trust, to Devaki Chandra and John Kuriyan as tenants by the entirety by Quitclaim Deed of record in Instrument No. 20241106-0086401, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 29th day of October, 2024.

Affiant

Notary Public

My Commission Expires: _____

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

This is improved property known as 1908 Edenbridge Way, Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 5th day of November 2024.

John Kuriyan,
Grantor

Devaki Chandra

Devaki Chandra,
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Devaki Chandra and John Kuriyan, the within named Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 5th day of November 2024.

Notary Public

My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, 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 November 6, 2024.

Date: 11/07/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on November 7, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2027