Karen Johnson
Batch # 1241739
02/27/2025 09 16 39 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250227-0014470

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.
This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 12th day of February 2025.

Notary public

My commission Expires: 10/26/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Bijoy and Neeta Maliakal Living Trust 30 Park Meadows Nashville, TN 37215	Bijoy and Neeta Maliakal Living Trust 30 Park Meadows Nashville, TN 37215	158-04-0A-035.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Bijoy Maliakal and Neeta Maliakal, husband and wife, do hereby quitclaim, transfer and convey unto Bijoy Maliakal and Neeta Maliakal, as Trustees of the Bijoy and Neeta Maliakal Living Trust dated February 12, 2025, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 73, as shown on the map entitled Otter Wood Section 2 Revised, of record in Plat Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Bijoy Maliakal and Neeta Maliakal, husband and wife, from Robert E. Whaley and Sondra N. Whaley, Husband and Wife, by Warranty Deed dated June 28,

2019, and recorded on July 5, 2019, as Document No. 20190705-0065838, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 30 Park Meadows, Nashville, Tennessee 37215

Witness my hand this 12th day of February 2025.

Bijoy Maliakal, Grantor

Neeta Maliakal, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Bijoy Maliakal and Neeta Maliakal, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, February 12, 2025.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Madelyn Stampley, Notary Public
My commission expires: October 26, 2025