Karen Johnson Davidson County
Batch# 1274108 DEEDQC
05/16/2025 11:08:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250516-0038722

This Instrument Prepared By:
Scott Smith
5900 Balcones Drive #21113
Austin, TX 78731

T.C.A. CODE 67-4-409(A)(1)(C)(VI): Exempt No Consideration Transfer into Revocable Trust

QUITCLAIM DEED

THIS INDENTURE, made and entered into this **28th** day of **April**, 20**25**, by and between **Vivek Ratnavel Subramanian**, **("Grantor")**, a married man, party of the first part, and **Scott Royal Smith, Trustee of the KVD Ruby Revocable Family Trust, dated 04/18/2025**, **("Grantee")**, a revocable trust, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the GRANTOR does hereby remise, release and forever quitclaim to the GRANTEE all of the GRANTOR'S all the rights, title, interest, and claim in or to the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

SEE ATTACHED EXHIBIT A

Commonly known as: **356 Kingview Drive, Nashville, TN 37218**

BEING the same property conveyed to Vivek Ratnavel Subramanian by Warranty Deed from Mark Anthony Douglas, Jr., dated 09/07/2023, recorded 09/27/2023 as Document No. 20230907-0070254, Register's Office, Davidson County, Tennessee.

THE CONSIDERATION for this conveyance is ZERO DOLLARS ($0.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part, the day and year first above written.

A. Vivek Ratnavel

Vivek Ratnavel Subramanian

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
.ss
COUNTY OF Santa Clara)

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Vivek Ratnavel Subramanian** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th day of April, 2025

Antwala

NOTARY PUBLIC, STATE OF California

Printed Name: Ankita Intwala

My Commission Expires: 10/22/2027.

ANKITA INTWALA
Notary Public - California
Santa Clara County
Commission # 2467640
My Comm. Expires Oct 22, 2027

I hereby release all marital and homestead rights for the purpose of this conveyance.

WITNESS the hand of said spouse of the party of the first part, the day and year first above written.

P. Laksh.

Lakshmi Palaniappan

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
.ss
COUNTY OF Santa Clara)

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Lakshmi Palaniappan** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th day of April, 2025

Antwals..

NOTARY PUBLIC, STATE OF California

Printed Name: Ankita Intwala

My Commission Expires: 10/22/2027

ANKITA INTWALA
Notary Public - California
Santa Clara County
Commission # 2467640
My Comm. Expires Oct 22, 2027

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: **356 Kingview Drive, Nashville, TN 37218**

MAIL TAX NOTICES TO:

KVD Ruby Revocable Family Trust
1968 S Coast Highway #2591
Laguna Beach, CA 92651

NAME AND ADDRESS OF PROPERTY OWNERS:

KVD Ruby Revocable Family Trust
1968 S Coast Highway #2591
Laguna Beach, CA 92651

THIS INSTRUMENT PREPARED BY:

Scott Smith
5900 Balcones Drive #21113
Austin, TX 78731

RETURN RECORDED DEED TO:

Scott Smith
5900 Balcones Drive #21113
Austin, TX 78731

MT#:
TAX PARCEL NO.: **058-16-0-129.00**
STATE TAX: **$**_____
REGISTER'S FEE: **$**_____
RECORDING FEE: **$**_____
TOTAL: **$**_____

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Section 4-A, Haynes Park of record in Plat Book 4860, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Commonly known as: **356 Kingview Drive, Nashville, TN 37218**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

OATH OF CONSIDERATION

The following oath of consideration is required on all deeds transferring property:

STATE OF California)
COUNTY OF Santa Clara) ss

The actual consideration or true value, whichever is greater for this transfer is:

$ EXEMPT

Vivek Ratnavel
Vivek Ratnavel Subramanian

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Vivek Ratnavel Subramanian** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th day of April, 2025

Antwala

NOTARY PUBLIC, STATE OF California

Printed Name: Ankita Intwala

My Commission Expires: 10/22/2027

ANKITA INTWALA
Notary Public - California
Santa Clara County
Commission # 2467640
My Comm. Expires Oct 22, 2027

Tennessee Certification of Electronic Document

I, Scott Royal Smith, 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 4/28/2025 (date of document).

Affiant Signature

Date

State of Texas

County of Travis

Sworn to and subscribed before me this 30th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/22/27

NOTARY'S SEAL

Kathryn Jones
My Commission Expires
5/22/2027
Notary ID134373364