Karen Johnson Davidson County
Batch# 1274230 DEEDQC
05/16/2025 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250516-0038883

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/8/28
(AFFIX SEAL)

MADISON WOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE KUMAR FAMILY REVOCABLE LIVING TRUST	**NEW OWNER**	131070L00200CO
(NAME)	(NAME)	
1301 Lone Oak Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SARLA TANDON KUMAR and RAJ KUMAR, a married couple, as tenants by the entirety, ("Grantors"), have bargained and sold, and by these presents does transfer and convey their undivided 90% (ninety percent) interest to RAJ KUMAR AND SARLA T. KUMAR, Co-Trustees of THE KUMAR FAMILY REVOCABLE LIVING TRUST dated May 15, 2025 (the "Grantee"), their successor and assigns, one hundred percent (100%) of their interest and to that certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of Belmont Park Terrace Townhomes, a Horizontal Property Regime with Private Elements, located on Lone Oak Circle, in Nashville, Davidson County, Tennessee, and described in the Declaration of Convents, Conditions and Restrictions for Belmont Park Terrace Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument #20051230-0156862, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Belmont Park Terrace Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the plan filed as Exhibit "B" to said Declaration appearing in instrument #20051230-0156862, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to SARLA TANDON KUMAR and RAJ KUMAR, a married couple, as tenants by the entirety, as to one hundred percent (100%) of her ninety percent (90%) interest by Quit Claim Deed from SARLA TANDON KUMAR, a married person, dated January 29, 2018 and recorded as Instrument Number 20180129-0008946 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1301 Lone Oak Circle Nashville, TN 37215

(House Number)	(Street)	(City or Town)	(State)	(Postal Zip)

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

Witness our hands this 15th day of May 2025.

Sarla Kumar
SARLA TANDON KUMAR

RAJ KUMAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SARLA TANDON KUMAR,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May 2025.

Commission expires: 11/8/2028

MADISON WOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RAJ KUMAR,** 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 Nashville, Tennessee, this 15th day of May 2025.

Commission expires: 11/8/2028

MADISON WOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

202505160038883

Certificate of Authenticity

I, Madison Woodson ("Affiant"), 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 05/16/2025 (date).

Affiant Signature

05/16/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 16 day of May, 2025.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal

