Karen Johnson Davidson County
Batch# 1283479 DEEDQC
06/09/2025 11:24:30 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20250609-0045126

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

John I. Harris, III
Schulman, LeRoy & Bennett PC
3310 West End Avenue
Suite 460
Nashville, Tennessee 37203

CHRISTY FRIZZELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ -0- conveyed to the Kumar-Minix Trust.

Affiant Robin M. Kumar

Subscribed and sworn to before me on the 9TH day of June, 2025.

Christy Frizzell
Notary Public

My Commission Expires: 3.8.2028

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Number:**
Kumar-Minix Trust 500 Saddle Drive Nashville, Tennessee 37221	Same	142-2-268

FOR AND IN CONSIDERATION of the sum of ten ($10.00) dollars, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, **VIJAY A. KUMAR and wife, ROBIN M. KUMAR, as tenants by the entirety,** Grantor, does hereby convey, transfer, remise, release, relinquish and quitclaim to **KUMAR-MINIX TRUST,** dated December 18, 2024, Grantee, its heirs and assigns, all of the right, title, and interest of Grantor in the following described real estate:

Land located in Davidson County, Tennessee, and being Lot No. 298A on the plan of Revision of Re-Subdivision of Lot No. 130, Cross Timbers, Section 3, Lot No. 186, Cross Timbers, Section 4, Lot Nos. 297, 298A, and 298B, Walnut Hill Manor, Section 1, of record in Book 5800, Page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 298A, which is a corner lot, fronts 89.35 feet on the southerly margin of Bridle Drive and fronts 171.67 feet on the westerly margin of Saddle Drive, said frontages being joined by a curve having a length of 41.94 feet, and extends back 52.96 feet on the southerly line and 223.90 feet on the westerly line to a point of intersection.

Also conveyed is a location easement as set out and described in instrument of record in Book 7482, page 466, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vijay A. Kumar and wife, Robin M. Kumar, as tenants by the entirety, by Warranty Deed from Lincoln O. Haynes and wife, Bonnie J. Haynes, dated September 19, 1997, and recorded on September 24, 1997 in Book 10620, Page 309, Register's Office for Davidson County, Tennessee.

Subject to all plats, easements, restrictions, and other matters of record.

This is improved property known as: 7395 Bridle Drive, Nashville, Tennessee 37221.

Legal Description taken from prior deed of conveyance. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

In testimony whereof, the Grantors have hereunto set their signatures the day and date first above written.

By: Vijay Kumar
VIJAY A. KUMAR

By: Robin M. Kumar
ROBIN M. KUMAR

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County, aforesaid, personally appeared **VIJAY A. KUMAR and wife, ROBIN M. KUMAR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

WITNESS my hand and seal at office this the 9TH day of June, 2025.

Christy Frizzell
Notary Public
My Commission Expires: 3.8.2028

CHRISTY FRIZZELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John I. Harris, III, 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 June 9, 2025.

John I. Harris, III, #12099
Attorney for Enbright Credit Union
Schulman, LeRoy & Bennett, P.C.
3310 West End Avenue
Suite 460
Nashville, Tennessee 37203
(615) 244-6670

June 9, 2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of June, 2025.

Notary's Signature

My Commission Expires: March 8, 2028

CHRISTY FRIZZELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY