Karen Johnson
Batch # 1283665
06/10/2025 08:23 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250610-0045394

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 Aarti Kumar AARTI KUMAR, AFFIANT Subscribed and sworn to before me, this 2 day of June 2025. Hannah Benson NOTARY PUBLIC My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
AARTI KUMAR, TRUSTEE 354 Kara Lane Nolensville, TN 37135	Shellpoint Mortgage P.O. Box 10826 Greenville, SC 29603	Map and Parcel No.: 186 03 0A 135.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Aarti Kumar, an unmarried woman, ("Grantor") do hereby quitclaim, transfer and convey unto Aarti Kumar, Trustee of the Aarti Kumar Revocable Trust, created August 30, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 354 Kara Lane, Nolensville, TN 37135, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Burkitt Commons, Phase 2 of record in Plat at Instrument No. 20181116-0112828, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aarti Kumar, an unmarried woman, from Paul Bridges and Barbara Jean Bridges, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20250314-0019044.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 2 day of June 2025.

Aarti Kumar

Aarti Kumar, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Aarti Kumar**, the Grantor, 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 office, this 2 day of June 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28

