Karen Johnson Davidson County
Batch# 1284706 DEEDQC
06/16/2025 11:15:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250616-0046768

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Mobley & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4447** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--<br><br>Affiant<br><br>Subscribed and sworn to before me, this 12th day of June, 2025.<br><br>Notary Public<br>My Commission Expires 3/21/26 |

SARAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MARCH 21, 2026

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Yoganandam Thati and<br>Aruna Devi Thati, Trustees<br>5114 Heathrow Boulevard<br>Brentwood, Tennessee 37027 | SAME | 135 00 0 418.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Yoga N. Thati and wife, Aruna Devi A. Thati**, hereinafter called the Grantors, for the purpose of transferring all of the Grantors' ownership interest,

consisting of an undivided one-half (1/2) tenant in common interest, in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Yoganandam Thati and Aruna Devi Thati, Trustees of the Yoga & Aruna Thati Living Trust, established by the Revocable Trust Agreement of Yoganandam Thati and Aruna Devi Thati dated February 17, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** our hands this 12th day of June, 2025.

**Yoga N. Thati**

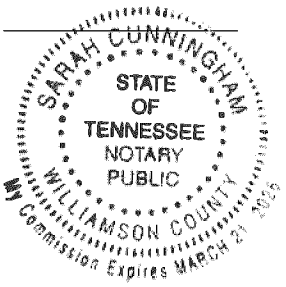
**Aruna Devi A. Thati**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yoga N. Thati and Aruna Devi A. Thati, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of June, 2025.

My Commission Expires: _____




Notary Public

## EXHIBIT A

### Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Property located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee being a part of Parcel 323 on Metro Property Map 135 and being more particularly described according to an ALTA/ACSM as-built survey prepared by Wamble and Associates, P.L.L.C. dated April 17, 2002, revised April 26, 2002, as follows:

Beginning at a point, said point being an iron rod (old) on the Westerly right-of-way line of Flintlock Court, said rod being at the intersection of said Westerly right-of-way line and the Northeasterly line of open pen space tract number three as conveyed to Linkscorp Tennessee Six, L.L.C. as of record in Deed Book 11599, Page 472, R.O.D.C., TN and as shown on the Revised Final Plat of Nashboro Village Open Space and Recreational Areas as of record in Plat Book 4860, Pages 72 and 73; thence, following the Northeasterly line of said open space tract number three North 58 degrees 00 minutes 16 seconds West 265.00 feet to an iron rod (old); thence, North 26 degrees 59 minutes 49 seconds East 162.16 feet to an iron rod (old); thence, North 03 degrees 59 minutes 44 seconds East 275.00 feet to an iron rod (old), said rod being the Southeast corner of Nashboro Village Tract Sixteen; thence, following the Easterly line of said Tract Sixteen North 04 degrees 12 minutes 51 seconds East 119.44 feet to an iron rod (new) being on the Southerly right-of-way line of Nashboro Boulevard as of record in Plat Book 4460, Pages 149-151, R.O.D.C., TN; thence, following said Southerly right-of-way line South 63 degrees 33 minutes 00 seconds East 118.00 feet to an iron rod (new); thence, with a curve to the left having a central angle of 27 degrees 30 minutes 29 seconds, a radius of 432.78 feet, an arc length of 207.78 feet, and a chord bearing and distance of South 77 degrees 18 minutes 15 seconds East 205.79 feet to an iron rod (new); thence, with a curve to the right having a central angle of 100 degrees 58 minutes 01 seconds, a radius of 25.00 feet, an arc length of 44.06 feet, and a chord bearing and distance of South 40 degrees 34 minutes 29 seconds East 38.57 feet to an iron rod (new) being on the Westerly right-of-way line of Flintlock Court; thence, following said Westerly right-of-way line with a curve to the right having a central angle of 16 degrees 09 minutes 51 seconds, a radius of 159.92 feet, an arc length of 45.12 feet, and a chord bearing and distance of South 17 degrees 59 minutes 27 seconds West 44.97 feet to an iron rod (new); thence, South 26 degrees 04 minutes 22 seconds West 259.11 feet to an iron rod (new); thence, with a curve to the left having a central angle of 10 degrees 09 minutes 16 seconds, a radius of 873.92 feet, an arc length of 154.89 feet, and a chord bearing and distance of South 20 degrees 59 minutes 44 seconds West 154.68 feet to an iron rod (new); thence, with a curve to the left having a central angle of 10 degrees, 11 minutes 33 seconds, a radius of 752.67 feet, an arc length of 133.90 feet, and a chord bearing and distance of South 10 degrees 49 minutes 19 seconds West 133.72 feet to the point of beginning.

Being the same property conveyed to Yoga N. Thati and Aruna Devi A. Thati, husband and wife, and Chandrasekhar C. Reddy and Pranahita C. Reddy, husband and wife, as tenants in common, by deed from Vastland Nashboro Development, LLC, of record in Instrument 20130530-0054473, Register's Office of Davidson County, Tennessee.

Yoga N. Thati and Yoganandam Thati are one and the same person.

Aruna Devi A. Thati and Aruna Devi Thati are one and the same person.

This is unimproved property located at: Tract 15 Nashboro Village, Nashville, TN 37219.

# CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 12, 2025.

06/13/20258
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 13th day of June, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

