Karen Johnson Davidson County
Batch# 1284709 DEEDQC
06/16/2025 11:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250616-0046772

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447** SARA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MARCH 21, 2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 12th day of June, 2025. Notary Public My Commission Expires: 3/21/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Yoganandam Thati and Aruna Devi Thati, Trustees 5114 Heathrow Boulevard Brentwood, Tennessee 37027	SAME	092 10 0A 101.00 CO

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, **Yoganandam Thati and wife, Aruna Devi A. Thati**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

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.

Yoganandam 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, Yoganandam Thati and Aruna Devi 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:

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

Notary Public

EXHIBIT A

Legal Description

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

Being Unit 101, HAYES MEDICAL CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20070323-0035265, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Quitclaim Deed from Andrea L. Haves to Hayes Medical Condominium Centers, LLC as recorded on the 18th day of July, 2006 in Instrument No. 20060718-0086543; Quitclaim Deed from Andrea L. Hayes to Hayes Medical Condominium Centers, LLC as recorded on the 18th day of July, 2006 in Instrument No. 20060718-0086544; Quitclaim Deed from Andrea L. Hayes to Hayes Medical Condominium Centers, LLC as recorded on the 18th day of July, 2006 in Instrument No. 20060718-0086545 and Quitclaim Deed from Hayes Medical Office Building, LLC to Hayes Medical Condominium Centers, LLC as recorded on the 29th day of August, 2006 in Instrument No. 20060829-0106689, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument No. 20060809-0097643; Instrument No. 20070323-0035265; Instrument No. 20061101-0135422: Instrument No 20060818-0101973 and Instrument No. 20061026-0133013, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yoganandam Thati and wife, Aruna Devi A. Thati, by deed from Hayes Medical Condominium Centers, LLC, of record in Instrument 20070504-0053988, 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 improved property known as 2900 Felicia Street, Unit 101, Nashville, Tennessee 37209.

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)

