Karen Johnson Davidson County
Batch # 1300494 DEEDQC
07/22/2025 08 33 06 AM 2 pgs
Fees $12 00 Taxes $0 00
20250722-0057506

Prepared by and return to
Law Office of Eric K Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That husband, Pierre M. J Gatta, a/k/a Pierre Gatta, and wife, Shilpa Kanthamneni, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quit claim and convey, unto Pierre M J Gatta, as Trustee of the Pierre Gatta & Shilpa Kanthamneni Family Living Trust 2025 dated July 17th, 2025 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 59 and the easterly 50 feet of the northerly part of Lot No 56 on the Plan of J.B. Haynie's Oriental Subdivision of record in Plat Book 161, Pages 26 and 27, in the Register's Office for Davidson County, Tennessee

BEING the same property conveyed to Pierra Gatta and Shilpa Kanthamneni, husband and wife, from Sean T Moorhead and Amanda C Moorhead, as Trustees of the Moorhead Family Trust Dated January 6, 2023, by Warranty Deed on June 16th, 2023, and recorded on June 22, 2023, Instrument No 20230622-0047485, Register's Office, Davidson County, Tennnessee

This is improved property, known as 334 Duke Street, Nashville, TN 37207

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title

Tenn Code Ann § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law

IN TESTIMONY THEREOF I have executed this instrument this 17th day of July, 2025

Grantors:

Pierre M J Gatta, a/k/a Pierre Gatta

Shilpa Kanthamneni

Address of New Owner	Send Tax Bills to	Map and Parcel
Pierre M J Gatta, as Trustee of the Pierre Gatta & Shilpa Kanthamneni Family Living Trust 2025, 1055 Pine Street, Apt 534, Nashville, TN 37203	Pierre M J Gatta, as Trustee of the Pierre Gatta & Shilpa Kanthamneni Family Living Trust 2025, 1055 Pine Street, Apt 534, Nashville, TN 37203	**071-08-0-040.00**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Pierre M J Gatta and Shilpa Kanthamneni to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed

WITNESS my hand and Notarial Seal at office this 17th day of July, 2025

Notary Public

RACHEL A FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Person or Agency responsible for payment of taxes
Name Pierre M J Gatta, as Trustee of the Pierre Gatta & Shilpa Kanthamneni Family Living Trust 2025, dated July 17th, 2025
Address 334 Duke Street, Nashville, TN 37207

Grantee:

Pierre M J Gatta, as Trustee of the Pierre Gatta & Shilpa Kanthamneni Family Living Trust 2025 dated July 17th, 2025

Subscribed and sworn to before me this 17th day of July, 2025

Notary Public

RACHEL A FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028