Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1306236 DEEDQC
08/06/2025 08:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250806-0062237

Prepared from Information
supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Arup Bandyopadhyay and Nandita Bandyopadhyay, Co-Trustees Bandyopadhyay Family Revocable Living Trust 400 Horseshoe Lane Nashville, TN 37221	New Owner	12800018200

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Arup Bandyopadhyay and wife, Nandita Bandyopadhyay**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Arup Bandyopadhyay and Nandita Bandyopadhyay, Co-Trustees, Bandyopadhyay Family Revocable Living Trust Agreement dated August 5, 2025** ("Grantees"), all of their interest in and to a certain tract of land situated and lying in Davidson County, Tennessee, described more fully as follows:

See "Exhibit A" for legal description.

Being the same property conveyed to **Arup Bandyopadhyay and wife, Nandita Bandyopadhyay**, by Warranty Deed dated September 14, 2007, from **Greater Middle Tennessee Development Partnership, a Tennessee General Partnership composed of Oakland Investments LTD, a Delaware Corporation and Trianon Developments LTD, a Delaware Corporation**, recorded as Instrument Number 20070917-0111231, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is unimproved property known as: **0 Hicks Road, Nashville, TN 37221.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 5th day of August 2025.

Arup Bandyopadhyay

Nandita Bandyopadhyay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Arup Bandyopadhyay**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August 2025.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Nandita Bandyopadhyay,** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August 2025.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 5th day of August 2025.

Notary Public

My Commission Expires:
6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

"Exhibit A"

Land lying in the Second Civil District of Nashville, Davidson County, Tennessee, being known as Phase II – Still Springs Ridge P.U.D. of record in Instrument No. 20070814-0097044, as corrected by Surveyor's Certificate of Correction of record at Instrument No. 20070912-0109602, Register's Office for Davidson County, Tennessee, (R.O.D.C., Tn), lying along the northerly side of Hicks Road, and being more particularly described as follows:

Beginning at an iron pin new in the northerly right-of-way of Hicks Road at the southeast corner of the Apostolic Christian Church property, of record in Deed Book 9497 – Page 283, (R.O.D.C., Tn); Thence, with the Apostolic Christian Church line, N 07 deg. 31' 41" E – 175.99' to an iron pin new in the east line of the Forte, et. al. property, of record in Instrument No. 20070814-0097044, (R.O.D C., Tn);
Thence, with said Fort, et. al. property as follows:
N 06 deg. 29' 41" E – 243.72' to an iron pin old;
N 08 deg. 37' 02" E – 79.44' to a 30" Beech Tree;
N 03 deg. 26' 25" E – 138.36' to an iron pin old;
N 05 deg. 42' 00" E – 274.41' to an iron pin old;
N 07 deg. 07' 41" E – 176.03' to an iron pin old;
N 04 deg. 18' 37" E – 128.79' to an iron pin old;
N 06 deg. 21' 10" E – 321.91' to a concrete monument old;
N 86 deg. 34' 51" W – 247.00' to an iron pin old at the southeast corner of the R. Demoss property,of record in Deed Book 324 – Page 352, (R.O.D.C., Tn);
Thence, with Demoss line, N 13 deg 27' 09" E – 985.65' to an iron pin old in the southerly line of the Hickory Hills Properties, Inc. property of record in Instrument No. 20070110-0004333, (R.O.D.C., Tn);
Thence, with said Hickory Hills Properties, Inc. line, S 81 deg. 53' 06" E – 554.11' to an iron pin new, this being the northwest corner of Phase I – Still Springs Ridge P.U.D. of record in Instrument No 20070814-0097044, (R.O.D.C., Tn);

Thence, with westerly line of said Phase I – Still Springs Ridge as follows:
S 07 deg. 37' 35" W – 769.65' to an iron pin new;
S 12 deg. 30' 31" W – 603.88' to an iron pin new;
S 03 deg. 58' 01" E – 457.56' to an iron pin new;
S 20 deg. 11' 34" W – 449.26' to an iron pin new;
S 07 deg. 54' 57" W – 239.84' to an iron pin new;
S 38 deg. 31' 07" W – 104.75' to an iron pin new on the northerly right-of-way of Hicks Road referenced hereon;
Thence, with said right-of-way of Hicks Road along a curve to the left having a radius of 505.12', a delta angle of 31 deg 18'04", the chord being N 62 deg. 34' 36" W – 272.53' for an arc length of 275.95' to the POINT OF BEGINNING, containing 26.41 acres, more or less, according to a PUD Boundary Plat of Still Springs Ridge Phase 2 performed by Kevin A. Edmonson, TN RLS No. 1515, 2952 Churchill Lane, Thompsons Station, TN 37179, dated August 27, 2007.

AND GRANTOR DOES COVENANT with the said Grantees that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1) Subject to matters shown on the plan of Still Springs Ridge of record in Book 9700, page 276, Register's Office of Davidson County, Tennessee.
2) Subject to matters shown on the PUD Boundary Plat of Still Springs Ridge performed by Kevin A Edmonson, RLS #1515, dated July 18, 2007 and recorded at Instrument No. 20070814-0097044, as corrected by Surveyor's Certificate of Correction of record at Instrument No. 20070912-0109602. Register's Office of Davidson County, Tennessee.
3) Sanitary sewer easements granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 5222, page 751 and Book 5222, page 754, Register's Office of Davidson County, Tennessee.
4) Waterline easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 7542, page 232, Register's Office of Davidson County, Tennessee.
5) Waterline easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 9024, page 489, Register's Office of Davidson County, Tennessee.
6) Agreement for Dedication of Public Utilities Easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 9740, page 971, Register's Office of Davidson County, Tennessee.
7) Agreement for Dedication of Public Utilities Easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record at Instrument No. 20030929-0143464, Register's Office of Davidson County, Tennessee.
8) Said property is classified agricultural and may be subject to rollback taxes under the provisions of the Agricultural, Forest and Open Space Land Act of 1976, T.C.A. Section 67-5-1001 through 67-5-1009.
9) Rights of the public in general in and to the cemetery located near the western boundary of the subject property and the right of ingress and egress thereto.

Certificate of Authenticity

I, **Russell T. Cook,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 5, 2025.

Affiant Signature

August 5, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of August 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

