[Blank Space Below for Recorder Stamp]

THIS INSTRUMENT PREPARED BY:
Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 1306417 DEEDQC
08/06/2025 01:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250806-0062455

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00

Affiant

Subscribed and sworn to before me this
5th day of August 2025.

Notary Public
My Commission Expires: 7/4/26

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[Do Not Stamp Over Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Ritesh Gupta, Trustee under The Ritesh Gupta Revocable Trust 1207 Fatherland Street Nashville TN 37206	Ritesh Gupta 1207 Fatherland Street Nashville TN 37206	083 13 0 046.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Ritesh Amit Gupta, a/k/a Ritesh Gupta** (the "Grantor"), does hereby quitclaim and convey unto **Ritesh Gupta, Trustee under The Ritesh Gupta Revocable Trust dated August 5, 2025, (the "Grantee")**, its heirs and assigns, all of his right, title, and interest in and to the following described real estate, situated in **Davidson County**, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 77 on the Map of East Edgefield Addition, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, and as described as follows:

Said Lot 77 fronts 50 feet on the Northerly side of Fatherland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Ritesh Amit Gupta, a/k/a Ritesh Gupta, his heirs, successors, and assigns, by Quitclaim Deed from Kathryn Klinkenberg Gupta, a/k/a Kathryn Gupta, dated August 4, 2025, and recorded August 4, 2025, in Instrument Number 20250804-0061488, in said Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved with a property address of: **1207 Fatherland Street, Nashville TN 37206.**

This Trust ("The Ritesh Gupta Revocable Trust") is a revocable trust established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee, and this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(A)(1)(C)(vi).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

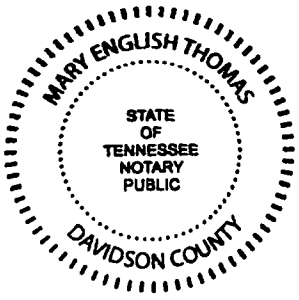
WITNESS OUR HANDS THIS 5th DAY OF AUGUST 2025.

Ritesh Amit Gupta, a/k/a Ritesh Gupta

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Mary English Thomas, a Notary Public of said County and State, **Ritesh Amit Gupta, a/k/a Ritesh Gupta**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 5th day of August 2025.



Mary English Thomas
NOTARY PUBLIC
My Commission Expires: 7/6/26

Certificate of Authenticity

I, **Michael S. Goode**, 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 **August 5, 2025**.

Affiant Signature

8/6/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature

My Commission Expires: 3/6/29
Date

Notary's Seal (if on paper)

