Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Law Office of Ramon A. Cue, PLLC
5115 Maryland Way, Suite 120
Brentwood, TN 37027

Address New Owner(s)
Peter E McCarty & Jayshree Madhukar Mahajan
Trustees of The McCarty Fam Liv. Trust dt 4/3/25
1710 15th Avenue S , Unit B, Nashville, TN 37212

Send Tax Bills To:
Peter E. McCarty & Jayshree Madhukar Mahajan
Trustees of The McCarty Fam Liv. Trust dt 4/3/25
1710 15th Avenue S., Unit B, Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1316820 DEEDQC
09/02/2025 09 09 08 AM 3 pgs
Fees $17 00 Taxes $0 00
20250902-0069718

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Peter E. McCarty and Jayshree M. Mahajan, husband and wife**, residing at 1710 15th Avenue S., Unit B, Nashville, TN 37212 (hereinafter "Grantors") hereby quitclaim and convey unto **Peter Edward McCarty and Jayshree Madhukar Mahajan as Trustees of The McCarty Family Living Trust dated April 3, 2025, and any amendments thereto**, ("Grantees"), and their successors in interest and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 1710 15th Avenue S., Unit B, Nashville, TN 37212

Parcel ID: 105-5-T-2.00CO (Davidson County, Tennessee)

Legal Description: See SCHEDULE A

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or in equity, for the use and benefit of said Grantees forever who shall administer, hold and distribute said property according to the Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the property. The Trustees of the said Trust and their successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

The Grantors are married to each other and they own the said parcel as tenants by the entirety and they are hereby transferring it to themselves as co-trustees of their revocable family trust. The Grantors direct that T.C.A. § 35-15-510 shall apply to the property and the proceeds therefrom, and they shall have the same immunity from the claims of each Grantor's separate creditors as would exist if the Grantors had continued to hold the said property or its proceeds as tenants by the entirety. The Grantors certify that they are the permissible current beneficiaries of the trust while living.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on **this 3rd day of April, 2025.**

Peter E. McCarty

Jayshree M. Mahajan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On **this 3rd day of April, 2025**, before me, the undersigned, personally appeared **Peter E. McCarty and Jayshree M. Mahajan**, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00**.

Affiant: Peter E. McCarty

Subscribed and sworn to before me, **this 3rd day of April, 2025**.

Notary Public
My Commission Expires 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

SCHEDULE A

Legal Description

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for **Homes at 1710 15th Ave. South**, a Horizontal Property Regime with Private Elements pursuant to T.C.A. 66-27-103(b), et. seq., of record in Instrument Number 20150218-0014184, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate and complete legal description.

This being the same property conveyed to Peter E. McCarty and Jayshree M. Mahajan, husband and wife, from Aspen Construction Holdings, LLC, a Tennessee Limited Liability Company, via a Warranty Deed dated September 1, 2015, and recorded as Instrument No. 20150903-0089929, Register's Office for Davidson County, Tennessee.