Karen Johnson
Batch # 1318929
09/05/2025 11 04 46 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
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20250905-0071035

AFTER RECORDING RETURN TO:
The Rajesh and Kavita Kumar Living Trust
7365 Olmsted Dr ,
Nashville, Tennessee 37221

This document prepared by·
GARCIA & SAHNI, LLP
1750 Lundy Avenue #612121
San Jose, CA 95161
844-960-9000

Tax ID No.: 155-8E-41

QUIT CLAIM DEED

THIS DEED made and entered into on this 26 day of August, 2025, by and between **Rajesh Kumar and wife, Kavita Rani Prasad**, a mailing address of 7365 Olmsted Dr., Nashville, Tennessee 37221, hereinafter referred to as Grantor(s) and **Rajesh Kumar and Kavita Rani Kumar, Trustees of the Rajesh and Kavita Kumar Living Trust, dated August 26, 2025, and any amendments thereto**, a mailing address of 7365 Olmsted Dr , Nashville, Tennessee 37221 hereinafter referred to as Grantee(s)

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE·

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Resubdivision of Bellevue Highlands, Phase 2, of record under Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Also known as: 7365 Olmsted Dr , Nashville, Tennessee 37221

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number 20051117-0139194, recorded on 11/17/05 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s)

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written

Rajesh Kumar

Kavita Rani Prasad

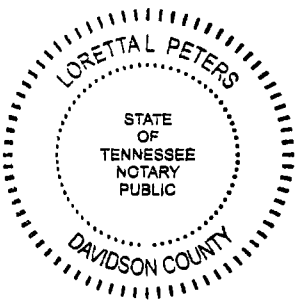
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Rajesh Kumar and Kavita Rani Prasad, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand, at offices, the 26th day of August, 2025

Loretta L. Peters

Notary Public Loretta L. Peters
My Commission expires 01/24/2028



VALUATION AFFIDAVIT

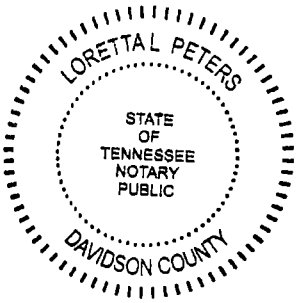
I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 26th day of August, 2025

Notary Public Loretta L. Peters
My Commission Expires: 01/24/2028



Name and address for person(s) responsible for taxes

Rajesh Kumar and Kavita Rani Prasad
7365 Olmsted Dr.,
Nashville, Tennessee 37221

Name and address of property owner

Rajesh Kumar and Kavita Rani Prasad
7365 Olmsted Dr.,
Nashville, Tennessee 37221