Karen Johnson
Batch # 1319201
09/08/2025 10 35 36 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250908-0071439

STATE OF Massachusetts)
)
COUNTY OF Middlesex)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 14 day of August, 2025.

Notary Public
My Commission Expires. Feb 12, 2032

SEBASTIAN A. GONZALES
Notary Public, Commonwealth of Massachusetts
My Commission Expires February 12, 2032

SEBASTIAN A. GONZALES
MY COMMISSION EXPIRES FEBRUARY 12, 2032
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

THIS INSTRUMENT WAS PREPARED BY.
Nick Perenich, Attorney
169 Belle Forest Circle., Ste A
Nashville, TN 37221

Address New Owner as Follows	Send Tax Bills to:	Map-Parcel Numbers:
John C. Mathai and Remi S. Kurian, Co-Trustees 82 Bound Brook Rd Newton, MA 02461	New owner	103 08 0A 069.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John C Mathai and wife, Remi S. Kurian, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto John C. Mathai and Remi S. Kurian, Co-Trustees of The Mathai-Kurian Family Trust, Dated May 24, 2022, hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest in a certain parcel of land in Davidson County, Tennessee The parcel of land is described as follows·

See Attached Exhibit A

This is improved property known as 4425 Westlawn Dr., Unit D 107, Nashville, TN 37209 .

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 14 day of August, 2025.

John C. Mathai

Remi S. Kurian

STATE OF MASSACHUSETTS)

COUNTY OF Middlesex)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John C. Mathai and Remi S. Kurian, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he/they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 14 day of August, 2025.

Notary Public

My Commission Expires: Feb 12, 2032

SEBASTIAN A. GONZALES
MY COMMISSION EXPIRES FEBRUARY 12, 2032
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

SEBASTIAN A. GONZALES
Notary Public, Commonwealth of Massachusetts
My Commission Expires February 12, 2032

This deed was prepared from information provided by the parties. No title search or survey was completed

Exhibit A

A certain condominium located in Davidson County, Tennessee, being Unit No. D-107 of Westlawn Green, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Westlawn Green, a Condominium of record in Book 5238, Page 863, and By-Laws in Book 5238, Page 872, as amended in Book 5266, Page 22 and Book 6748, Page 423 and Plat recorded in 5200, Pages 20 through 24, inclusive, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed ; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.Being the same property conveyed to David A. Floyd, Jr. and John F. Floyd, as Tenants in Common, by Warranty Deed from William W. Davenport and wife, Margaret M. Davenport, of record in Book 9104, Page 510, in the Register's Office of Davidson County, Tennessee, dated October 01, 1993 and recorded on October 05, 1993.

Being the same property conveyed to John C. Mathai and wife, Remi S. Kurian,, by deed from Floyd-O'Conner Properties, LLC, A Tennessee Limited Liability Company, of record in Document # 20190917-0093922, Register's Office for Davidson County, Tennessee.