THIS INSTRUMENT PREPARED BY:
Vijay Alagarasan
6018 Lookaway Cir.
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch # 1338174 DEEDQC
10/24/2025 10 31 40 AM 4 pgs
Fees $22 00 Taxes $0 00
20251024-0084712

RETURN INSTRUMENT AND FUTURE TAX BILLS TO:
Vijay Alagarasan
6018 Lookaway Cir.
Franklin, Tennessee 37067

QUITCLAIM DEED

(T C A § 66-5-103(2))

Parcel Identification Number: 108-07-0B-049.00-CO

FOR AND IN CONSIDERATION OF Grantor's intent to contribute the Property described herein to the Grantee and no other consideration, Vijay Alagarasan, a married man, with an address of 6018 Lookaway Cir., Franklin, Tennessee 37067, County of Williamson (the "Grantor"), hereby quitclaims unto Vijay Alagarasan and Kayalvizhi Kumaramangalam Ramamoorthy, as Co-Trustees of the Vijay Kayal Family Revocable Living Trust dated June 25, 2025, with an address of 6018 Lookaway Cir., Franklin, Tennessee 37067 (the "Grantee"), all of Grantor's right, title, interest, and claim in or to the real property located in Davidson County, Tennessee, described as follows (the "Property"):

See Exhibit "A" attached hereto

Being one and the same as the property conveyed by the Warranty Deed recorded as Instrument No. 20160830-0090997 in the records of Davidson County, Tennessee, on August 30, 2016.

The above-described property is improved property known as: 146 North Timber Drive, Nashville, TN 37214-4255

By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Grantee with no express or implied warranty of title.

This conveyance is made to the Grantee under the terms and provisions of the Vijay Kayal Family Revocable Living Trust dated June 25, 2025. The Grantee and any successor Trustee or Co-Trustees will hold the Property subject to all of the terms of the Vijay Kayal Family Revocable

Living Trust. The current and any successor Trustee or Co-Trustees have the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described in this Quitclaim Deed.

Signed by the Grantor, Vijay Alagarasan, on October 22, 2025.

A. Vijay

Vijay Alagarasan

STATE OF TENNESSEE
CITY/COUNTY OF WILLIAMSON

On this 22 day of October, 2025, before me personally appeared Vijay Alagarasan, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal, at office in City/County of WILLIAMSON, State of Tennessee, this 22 day of October, 2025.

Sai Gudivada

NOTARY PUBLIC
My Commission Expires: 06/20/2027

[SEAL]

SAI GUDIVADA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sai Gudivada
10/22/25

STATE OF TENNESSEE
CITY/COUNTY OF WILLIAMSON

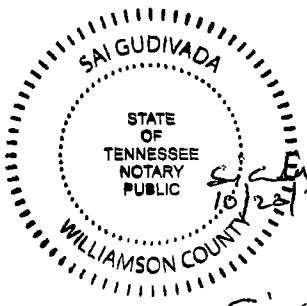
Affidavit of Consideration

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

A. [signature]
Affiant

STATE OF TENNESSEE
CITY/COUNTY OF WILLIAMSON

Subscribed and sworn before me this the 22 day of October, 2025



Si Gudivada
10/22/25

Si Gudivada
10/22/25

NOTARY PUBLIC

My Commission Expires: 06/20/2027

Exhibit A
Legal Description

A Condominium Apartment in Davidson County, being Unit No 49, Bldg C of Timber Lake Condominium of record in Plat Book 6250, Page 219, as amended, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan in Exhibit A-2 to the Master Deed of record in Book 6549, Page 475, amended in Book 6561, Page 141, Book 7153, Page 617 and Book 8504, Page 609, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Terry L Howard, II and Terry L Howard, as joint tenants with right of survivorship by Warranty deed from Kasya N Taylor of record in Instrument No 20080918-0095321 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on September 18, 2008

Terry L. Howard warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein

Sarah Nicole Howard joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Terry L Howard, II

The execution of this instrument is effected by the signature of Terry L Howard, II, as Attorney-in-fact for Sarah Nicole Howard, which Power of Attorney is recorded in Instrument No 20160830-0090095, and also effected by the signature of Terry L Howard, II, as Attorney-in-fact for Terry L Howard, which Power of Attorney is recorded in Instrument No 20160830-0090094, both in said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2016, a lien not yet due and payable

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 219, Register's Office for Davidson County, Tennessee

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof, also subject to the 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 thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Timber Lake Condominium of record in Book 6549, Page 475, amended in Book 6561, Page 141, Book 7153, Page 617 and Book 8504, Page 609, Register's Office for Davidson County, Tennessee
Charter to Timber Lake Condominium of record in Book 6546, Page 947, in the Register's Office for Davidson County, Tennessee
Easement for Television Cable of record in Book 6587, Page 204, in the Register's Office for Davidson County, Tennessee
Deed of Conveyance to Metropolitan Government as to Water Main of record in Book 7097, Page 120, in the Register's Office for Davidson County, Tennessee
Ingress/Egress Easement noted in legal of record in Book 10262, Page 219, in the Register's Office for Davidson County, Tennessee