Karen Johnson Davidson County
Batch# 1363954 DEEDQC
12/31/2025 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104227

This instrument prepared by:
COOL SPRINGS LAW FIRM
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

New owner:	Send tax bills to:	Tax Map/Parcel No:
MiMaNaSa Revocable Trust 3180 Skinner Dr. Antioch, TN 37013	Siddhartha Kalasikam and Nandita Chakraborty 9953 Lodestone Drive Brentwood, TN 37027	174 11 0A 440.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, we, Siddhartha Kalasikam and Nandita Chakraborty Grantors, convey and quitclaim to Siddhartha Kalasikam and Nandita Chakraborty as co-Trustees of the **MiMaNaSa REVOCABLE TRUST dated the 21st day of August 2021,** Grantee, its successors and assigns, all of their right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being all of Lot No. 376 on the Plan of Final Plat of Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two of record at Plat Instrument No. 20060216-0018813 and Instrument No. 200605310063598, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Siddhartha Kalasikam a married man and and Nandita Chakraborty a married woman by deed from Michael Vanstory and Candace Vanstory, husband and wife, dated May 2, 2018 of record in Instrument No. 20180504-0042782, said Register's Office.

This is improved property known as **3180 Skinner Dr. Antioch, TN 37013.**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 17th day of December 2025.

Siddhartha Kalasikam, Grantor

Nandita Chakraborty, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public of said County and State, Siddhartha Kalasikam and Nandita Chakraborty, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by signing their names.

Witness my hand, at office, this 17th day of December 2025.

Notary Public

My commission expires: 10/1/28

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/01/2028 WILLIAMSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant/Grantee

Subscribed and sworn to before me this 17th day of December 2025.

Notary Public

My commission expires: 10/1/28

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/01/2028 WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Todd Moore, 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 of the original document executed and authenticated according to law on **17th day of December 2025.**

Signed this 17th day of December 2025.

Todd Moore

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 17th day of December, 2025.

Notary Public
My Commission Expires:
3/22/26

