THIS INSTRUMENT PREPARED BY:
Thanigaivelan Muthu
523 Arden Wood Pl
Brentwood, Tennessee 37027

RETURN INSTRUMENT AND FUTURE TAX BILLS TO:
Thanigaivelan Muthu
523 Arden Wood Pl
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch # 1366368 DEEDQC
01/06/2026 04:03:31 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260106-0001194

QUITCLAIM DEED
(T.C.A. § 66-5-103(2))

Parcel Identification Number: 033 083 03 000

FOR AND IN CONSIDERATION OF Grantor's intent to contribute the Property described herein to the Grantee and no other consideration, Thanigaivelan Muthu, a married man, with an address of 1654 Carson Meadows Lane, Nolensville, Tennessee 37135, County of Davidson (the "Grantor"), hereby quitclaims unto Thanigaivelan Muthu and Latha Ramasamy, as Co-Trustees of the THANIGS FAMILY REVOCABLE LIVING TRUST dated December 29, 2025, with an address of 523 Arden Wood Pl, Brentwood, Tennessee 37027 (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"):

Grantor: Regent Homes, LLC, a Tennessee Limited Liability Company by Quitclaim deed from McGowan Family Limited Partnership
Grantee: Thanigaivelan Muthu and Kaavya Thanigaivelan

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of Carothers Crossing, Phase 7, Section 1B of record in Plat at Instrument No. 20200910-0103222, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennssee Limited Partnership by Special Warranty Deed from WM SUB CC PDL, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171002-0100692, Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on October 02, 2017.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee

Limited Liability Company by Quitclaim deed from McGowan Family Limited Partnership, a Tennessee Partnership of record in Instrument No. 20190528-0050141, Register's Office for Davidson County, Tennessee, dated May 17, 2019and recorded on May 28, 2019.

Being one and the same as the property conveyed by the Regent Homes, LLC, a Tennessee Limited Liability Company by Quitclaim deed from McGowan Family Limited Partnership recorded in Book 08891 at Page 00213 in the records of Davidson County, Tennessee, on July 20, 2022.

The above-described property is improved property known as: 1654 Carson Meadows Lane, Nolensville, TN 37135. Property registered with Deed 20220801-0087593

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 THANIGS FAMILY REVOCABLE LIVING TRUST dated December 29, 2025. The Grantee and any successor Trustee or Co-Trustees will hold the Property subject to all of the terms of the THANIGS 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, Thanigaivelan Muthu, on December 29, 2025.

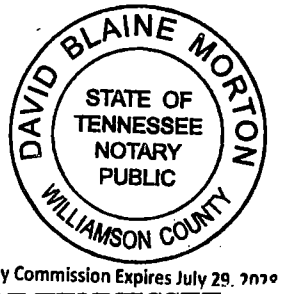
Thanigaivelan Muthu

STATE OF TENNESSEE
CITY/COUNTY OF Williamson

On this 29 day of December, 2025, before me personally appeared Thanigaivelan Muthu, 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 29 day of December, 2025.

[SEAL]



NOTARY PUBLIC
My Commission Expires: 7/29/2028

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.

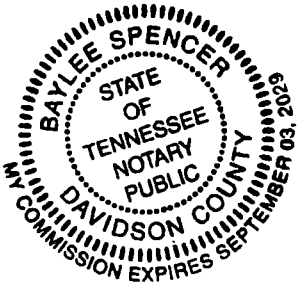
Affiant

STATE OF TENNESSEE
CITY/COUNTY OF Davidson

On this 6th day of January, 2026, before me personally appeared Thanigaivelan Muthu, 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 Davidson, State of Tennessee, this 6th day of January, 2026

[SEAL]



Baylee

NOTARY PUBLIC
My Commission Expires: September 03, 2029

STATE OF TENNESSEE
CITY/COUNTY OF Davidson