Karen Johnson Davidson County
Batch# 1373227 DEEDQC
01/29/2026 08:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260129-0006167

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 23, 2026.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
AD Family Trust
314 Whitworth Way
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
104-14-0H-031.00

QUITCLAIM DEED

Avi Das ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **AD Family Trust**, dated January 23, 2026 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Priyanka Banerjee**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 23, 2026**.

Avi Das

Priyanka Banerjee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Avi Das** and **Priyanka Banerjee**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 23, 2026.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Whitworth, Section 1, Phase 3, as of record in Plat Book 7900, Page 866, as amended by instrument of record in Book 9582, Page 834 and Book 10270, Page 34, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Avi Das and from Sujit K. Das and Dolly Rani Mallik, husband and wife, by deed of record in Instrument No. 20250910-0072224, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 314 Whitworth Way, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 original document executed and authenticated according to law on January 23, 2026.

Affiant Signature

1-23-26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 23, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES OCTOBER 24, 2028