Karen Johnson Davidson County
Batch# 1386929 DEEDQC
03/02/2026 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260302-0015953

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 5 day of November, 2025. Notary Public My Commission Expires:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

TREVOR KELLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Harlan Dodson, Trustee of the Shanti Tennessee Community Property Trust 5005 Villa Crest Drive Nashville, TN 37220	New Owner	143 03 0B 060.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PONNAPPA PANDIKUTHIRA AND REEM ABUMAIZER, HUSBAND AND WIFE** (collectively "Grantor"), by these presents, does hereby quitclaim and convey unto **HARLAN DODSON, AS TRUSTEE OF THE SHANTI TENNESSEE COMMUNITY PROPERTY TRUST** and their heirs, successors and assigns (collectively "Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of VILLA ESTATES, as of record in Plan Book 3600, page 66, Register's Office for said County, described as follows:

Beginning on the Easterly margin of Villa Crest Drive at the corners of Lots Nos. 2 and 3; thence with the line between the said two lots Easterly 3 7 4.32 feet to the Westerly margin of Lakeview Drive; thence with the same Southerly 305.08 feet to the beginning of a curve; thence around said curve having a radius of 100 feet Southwesterly 144.11 feet to the Easterly margin of Villa Crest Drive; thence with the same with a curve 379.82 feet to the point of beginning.

Being the same property conveyed to Ponnappa Pandikuthira and Reema Abumaizer, husband and wife by Warranty Deed from Nyla J. Villager; of record in instrument no. 20251104-0087861 , in the Register's Office of Davidson County, Tennessee, dated October 31, 2025 and recorded on 11/04/2025 .

This is improved property known as: **5005 Villa Crest Drive, Nashville, TN 37220**

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

PONNAPPA PANDIKUTHIRA

REEM ABUMAIZER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **PONNAPPA PANDIKUTHIRA AND REEM ABUMAIZER** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 05th day of November, 2025.

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public, Cynthia Sharp
My commission expires: 01/22/2029

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 original document executed and authenticated according to law on 2/25/2026 (date of document).

Affiant Signature

2/25/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

