Karen Johnson Davidson County
Batch# 1391277 DEEDQC
03/10/2026 01:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260310-0019062

THIS INSTRUMENT PREPARED BY:
Amanda Moore, Esq.
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/ PARCEL:
Nilanjan Sarkar and Medha S. Sarkar, Trustees Nilanjan and Medha S. Sarkar Living Trust 5513 Nevil Point Brentwood, TN 37027	Owner	171-4A-47

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, we, Nilanjan Sarkar and wife, Medha S. Sarkar, (hereinafter called "Grantors") do hereby release and forever quitclaim unto Nilanjan Sarkar and Medha S. Sarkar, Trustees of the Nilanjan and Medha S. Sarkar Living Trust dated March 10, 2026, (hereinafter called "Grantees"), and any successor trustees, our interest in and to a certain parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 37, on the Plan of Revision One, Section Two, Brownstone, as shown on plat of record in Plat Book 9700, page 942, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Nilanjan Sarkar and wife, Medha S. Sarkar, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, dated October 27, 2000, and recorded November 1, 2000, as Instrument # 20001101-0108608, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as: 5513 Nevil Pointe, Brentwood, Tennessee 37027.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. NO NEW SURVEY WAS PERFORMED.

WITNESS my hand this 10 day of March, 2026.

Sarkar
Nilanjan Sarkar

MS Sarkar
Medha S. Sarkar

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Nilanjan Sarkar and Medha S. Sarkar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that they are the makers of this instrument and that they executed the foregoing instrument for the purpose contained therein.

WITNESS my hand and seal, this 10th day of March, 2026.

Amanda Moore
Notary Public

My Commission Expires: 2-26-28

OATH OF VALUE

This deed is exempt from the recordation tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C): "No such tax shall be levied on the transfer of any real estate where such: … (vi) are transfers by a transferor of real estate to a revocable living trust created by the same transferor." Because this transaction is exempt from tax, pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(E), no oath of value is required: "No oath of value shall be required in any transaction that is exempt from tax."

AMANDA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, **Cynthia Beatty**, do hereby make an 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 **03/10/2026**.

Name: **Cynthia Beatty**
Title: **Assistant Secretary**
Date **03/10/2026**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **03/10/2026.**

Notary Public: **Brooke C. Travis**
My Commission Expires: **07/08/2028**
Commission #: **N/A**

