Karen Johnson Davidson County
Batch# 1419315 DEEDQC
05/12/2026 11:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260512-0042628

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
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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, April 9, 2026.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 1, 2026

New Owner Address:
Ramaiah Family Trust
1705 Talbot Trail
Franklin, TN 37069

Send Tax Bills To:
Same

Map-Parcel Number:
093 06 1M 064.00

QUITCLAIM DEED

Chandrashekhar Ramaiah and Kushi M. Reddy, husband and wife and Meghna Ramaiah, a single person (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Ramaiah Family Trust**, dated April 9, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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, **April 9, 2026**.

Chandrashekhar Ramaiah

Kushi M. Reddy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Chandrashekhar Ramaiah and Kushi M. Reddy**, 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, April 9, 2026.

ERIC J. SCOTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 21, 2029

Notary Public

My Commission Expires: _____

WITNESS my hand on this day, 4th May, 2026.

Meghna Ramaiah

STATE OF Illinois)
COUNTY OF Cook)

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

WITNESS my hand and official seal, at office, on this day, 4th May 2026

Notary Public

Official Seal
DAEJA A SPAULDING-TUCKER
Notary Public, State of Illinois
Commission No. 1016523
My Commission Expires September 4, 2029

My Commission Expires: September 4 2029

EXHIBIT A

Unit No. 3407 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505. Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to Chandrashekhar Ramaiah and Kushi M. Reddy, husband and wife and Meghna Ramaiah, a single person, from Chandrashekhar Ramaiah and Kushi M. Reddy, husband and wife, by deed of record in Instrument No. 20190920-0095610, 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 515 Church Street, Unit 3407, Nashville, TN 37219.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, 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 May 4, 2026.

Affiant Signature

5/7/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 7, 2026.

Notary Public

My Commission Expires:

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

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, 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 May 4, 2026.

Affiant Signature

5/12/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 12, 2026.

Notary Public

My Commission Expires:

