Karen Johnson Davidson County
Batch# 1429758 DEEDQC
06/09/2026 11:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260609-0051942

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
BAR Trust 908 Archer Street Nashville, TN 37203	Same	105 02 0 526.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Babu Rao and Asha Rao ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustee of the BAR Trust, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat, New Hope Subdivision of record in Plat Book 6900, Page 996, 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 the same property conveyed to Babu Rao and Asha Rao, husband and wife, from RMN Development, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20170825-0087547, August 16, 2017, and recorded August 25, 2017, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated § 35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 8th day of June, 2026.

Affiant Babu Rao

Notary Public _____ My Commission Expires: 03/05/2030

J.D. PAYNE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

This is improved property known as 908 Archer Street, Nashville, TN 37203.

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.

WITNESS my hand this the 8th day of June, 2026.

_____
Babu Rao, Grantor

_____
Asha Rao, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Babu Rao and Asha Rao, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 8th day of June, 2026.

_____ My Commission Expires: 03/05/2030
Notary Public

J.D. PAYNE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, R. Whitney Boyd, 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 June 8, 2026.

Date: 06/08/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on June 8, 2026.

Notary Public: Brandon Boyd

My Commission Expires:

BRANDON BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 07, 2027