THIS INSTRUMENT PREPARED BY: **Nirant Fisher-Gupta** **2801 27th Ave S** **Nashville, TN 37212**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 2nd day of July, 2026. Notary Public My Commission Expires: 8/3/26

Karen Johnson Davidson County
Batch# 1442834 DEEDQC
07/07/2026 10:19:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260707-0060971

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner: Nirant Fisher-Gupta and Duangtip Gupta 2801 27th Avenue South Nashville, TN 37212	Send Tax Bills To: Nirant Fisher-Gupta and Duangtip Gupta 2801 27th Avenue South Nashville, TN 37212	Tax Parcel ID No. 117-03-0-155.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration including family love and affection, the receipt and sufficiency of which are hereby acknowledged, **Duangtip Gupta, a single person, and Nirant Fisher-Gupta (formerly known as Nirant Gupta), a married person** ("Grantors"), have this day bargained and sold, and do hereby remise, release, quitclaim, and convey unto **Duangtip Gupta, a single person, as to an undivided one-third (1/3) interest, and Nirant Fisher-Gupta, a married person, as to an undivided two-thirds (2/3) interest, as tenants in common** ("Grantees"), their heirs and assigns, all of the Grantors' right, title, and interest in that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13, as shown on the map entitled "Map Showing Subdivision of Lots 12-13-14 & 15 in Plan of Belair," of record in Plat Book 547, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Duangtip Gupta and Nirant Gupta, now known as Nirant Fisher-Gupta, by deed dated August 14, 2020, of record on August 19, 2020, as Instrument No. 20200819-0093396, said Register's Office.
>
> This conveyance is subject to all matters of record, including any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), and all easements or rights of way for public utilities of record in said Register's Office.
>
> The property is known as 2801 27th Avenue South, Nashville, TN 37212.

This conveyance is executed for a nominal consideration of Ten Dollars ($10.00) solely to reallocate the existing ownership interests of the parties, who are both Grantors and Grantees, and is not a sale of the property. This is a quitclaim deed conveying only the Grantors' existing right, title, and interest, whatever

the same may be, without warranty of title. Recordation tax, if any, is calculated pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(D).

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 2nd day of July, 2026.

Duangtip Gupta

Duangtip Gupta, Grantor

Nirant Fisher-Gupta, Grantor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 2nd day of July, 2026, before me, the undersigned, **personally appeared before me by secured interactive two-way remote electronic audio-video communication**, Duangtip Gupta and Nirant Fisher-Gupta, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

this 2nd day of July, 2026.

My Commission Expires: 08/03/2026

NOTARY PUBLIC

ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026

I, Andy Maloney, 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 **7/2/2026** (date of document).

Affiant Signature
Date **7/2/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY