RECORDING REQUESTED BY
Daniel C. Roddick
Attorney at Law, 1330 Castro St.
San Francisco, CA 94114
AND WHEN RECORDED MAIL TO
Rebeca and Adhiraj Watave, Trustees
123 27th Street
San Francisco, CA 94110

MAIL TAX STATEMENTS TO
Rebeca and Adhiraj Watave, Trustees
123 27th Street
San Francisco, CA 94110

Karen Johnson Davidson County
Batch # 1445470 DEEDQC
07/13/2026 11:49:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260713-0062941

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art. 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary Transfer Tax is: $0.00

☐ Computed on the full value of property conveyed, or
☐ Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.
✓ There is no Documentary transfer tax due (state reason and give Code § or Ordinance number):
Section 11930, Revenue and Taxation Code
☐ Unincorporated area (state nearest city and county):

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:
✓ Transfer to a revocable trust;
☐ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
☐ Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
☐ Other: _____

GRANTOR(S): Adhiraj Vikram Watave and Rebeca Yanes Watave, as Joint Tenants with Right of Survivorship, hereby GRANT(S) to: Adhiraj Vikram Watave and Rebeca Yanes Watave, husband and wife, as Trustees of The Adhiraj and Rebeca Watave Trust, the following described real property located in the City of Nolensville, County of Davidson, State of Tennessee, described as follows:

See Exhibit A for full description.

Commonly known as 1750 Park Terrace Lane, Nolensville, TN 37135.
Parcel 188-10-0A-301.00-CO.

Adhiraj Vikram Watave 6/19/2026 date

Rebeca Yanes Watave 06/19/26 date

Acknowledgement attached.

ACKNOWLEDGEMENT

Civil Code Section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, of or validity of that document.

State of California)
)
County of San Francisco) SS

On June 19, 2026, before me, Daniel Christian Roddick, NOTARY PUBLIC, personally appeared Adhiraj Vikram Watave and Rebeca Yanes Watave who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in her/his/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)

(Signature of Notary Public)

DANIEL CHRISTIAN RODDICK
Notary Public - California
San Francisco County
Commission # 2496817
My Comm. Expires Sep 1, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 301 on the plan of Phase 7, Section 1A, Carothers Crossing, of record in Instrument No. 20220330-0037117, 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 a part of the same property conveyed to Rebeca Yanes, unmarried woman and Adhiraj Vikram Watave, unmarried man, as joint tenants with right of survivorship from Regent Homes, LLC, of record in Instrument No. 20200910-0103215, in the Register's Office of Davidson County, Tennessee, dated March 28, 2022 and recorded March 30, 2022.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 7, Section 1A, Carothers Crossing, as recorded in Instrument No. 20200910-0103215, in the Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded
4. in Instrument No. 20070627-0076581, as amended in Instrument Nos. 20080515-0049893 and 20180125-0008094 with Assignment and Assumption of Declarant Rights in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions and Restrictions as set forth in Declarant of Charter, Easements, Covenants and Restrictions recorded in Instrument No. 20070627-0076582, as amended in Instrument Nos. 20080515-0049892 and 20171002-0100689, as corrected in Scrivener's Affidavit of record in Instrument No. 20171220-0129697 and further supplemented in Instrument No. 20210625-0086747, in the Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190508-0043213, in the Register's Office for Davidson County, Tennessee.
7. Easement for Right of Way, recorded in Book 3578, Page 491; Book 3611, Page 193; Book 3611, Page 195; Book 3671, Page 353; Book 4588, Page 476 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
8. Easement for Access, Drainage, Utility and Pedestrian, recorded in Instrument No. 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
9. Easement for Access, recorded in Instrument No. 20070123-0009057, as assigned in Instrument No. 20140827-0078032; and Instrument No. 20140507-0038903, as supplemented in Instrument No. 20140603-0048042, in the Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Easement for Sanitary Sewer Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
11. Agreement for Dedication of Easement for Stormwater Pipe Conveyances and Appurtenances as set forth in instrument recorded in Instrument No. 20170321-0027273, in the Register's Office for Davidson County, Tennessee.
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1750 Park Terrace Lane, Nolensville, TN 37135.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.