Karen Johnson Davidson County
Batch# 1468837 DEEDQC
09/04/2026 12:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260904-0082502

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Girish Gulati, et ux.

TO:

Girish Gulati and Nalini Dhar, Trustees of the Gulati Family Revocable Trust dated September 2, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 2nd day of September, 2026, by **Girish Gulati and Nalini Vanesa Dhar, husband and wife** ("Grantors"), to **Girish Gulati and Nalini Dhar, Trustees of the Gulati Family Revocable Trust dated September 2, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING known and designated as Unit No. 2, of Eastwood Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Eastwood Cottages, a Horizontal Property Regime, of record in Instrument No. 20210203-0015807, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> BEING the same property conveyed to Girish Gulati and Nalina Vanessa Dhar, a married couple, by Warranty Deed from Eastwood Village TN, LLC, a Tennessee limited liability company, dated June 15, 2022, and recorded in Instrument No. 20220623-0071979, in the Register's Office for Davidson County, Tennessee. The Grantee's name in said Warranty Deed was misspelled was corrected to "Nalini Vanessa Dhar" by an affidavit of Ryan Dieck, attorney at law, recorded on July 22, 2022, in Instrument No. 20220722-0084006, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

In this instrument, words importing the singular include the plural and vice versa, and words importing any gender include all genders.

This is real property known as: **519 Hobson Chapel Place, Nashville, TN 37206**.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Girish Gulati
Grantor

Nalini Vanessa Dhar
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Girish Gulati and Nalini Vanessa Dhar**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 2nd day of September, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11.5.29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Girish Gulati and Nalini Dhar, Trustees 519 Hobson Chapel Place Nashville, TN 37206	Same/Owner	519 Hobson Chapel Place Nashville, TN 37206 083-02-0V-002.00

Certificate of Authenticity

I, Thomas W. Steelman, 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 9-2-2026.

Affiant Signature — Date: 9-2-2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Notary's Signature
My Commission Expires: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON