Karen Johnson Davidson County
Batch# 1470511 DEEDQC
09/09/2026 11:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260909-0083554

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Nyssa Community Property Trust 2506A Barclay Drive Nashville, TN 37206	New Owner	083120V00200CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Kumar Venkataraman, Trustee of The Kumar Venkataraman Trust dated February 17, 2017 and Chitra Nair, Trustee of The Chitra Nair Trust dated February 17, 2017** ("Grantors"), this day have bargained and sold, and hereby quitclaim, convey and transfer unto the **Nyssa Community Property Trust dated August 26, 2026** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes At 2506 Barclay Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210105-0001284, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 2506 Barclay, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210105-0001284, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to **Kumar Venkataraman, Trustee of The Kumar Venkataraman Trust dated February 17, 2017 and Chitra Nair, Trustee of The Chitra Nair Trust dated February 17, 2017**, by Warranty Deed dated April 24, 2025, from **Ahmad M. Rabi, an unmarried man**, recorded in Instrument No. 20250425-0031850, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **2506A Barclay, Nashville, TN 37206.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 4th day of September 2026.

Kumar Venkataraman, Trustee
of The Kumar Venkataraman Trust
dated February 17, 2017

Chitra Nair, Trustee
of The Chitra Nair Trust
dated February 17, 2017

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kumar Venkataraman Trustee of The Kumar Venkataraman Trust dated February 17, 2017**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of September 2026.

Notary Public

My Commission Expires:
10/08/2029

Notary Public, State of Illinois
Official Seal
Stanton E Zelek
Commission # 1018734
My Commission Expires 10/8/2029

STATE OF Illinois
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Chitra Nair, Trustee of The Chitra Nair Trust dated February 17, 2017**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of September 2026.

Stanton E Zelek
Notary Public

My Commission Expires:
10/08/2029

Notary Public, State of Illinois
Official Seal
Stanton E Zelek
Commission # 1018734
My Commission Expires 10/8/2029

STATE OF Illinois
COUNTY OF COOK

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 4 day of September 2026.

Stanton E Zelek
Notary Public

My Commission Expires:
10/08/2029

Notary Public, State of Illinois
Official Seal
Stanton E Zelek
Commission # 1018734
My Commission Expires 10/8/2029

Certificate of Authenticity

I, **Russell T. Cook,** 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 September 8, 2026.

Affiant Signature

September 8, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of September, 2026.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028