THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 175020F
PARCEL: 061.00CO

NEW OWNER'S ADDRESS
Kamal Rai and Ananta K. Rai
and Sophia Rai
2132 Preserve Circle
Antioch, TN 37013

SEND TAX BILLS TO:
United Wholesale Mortgage
700 South Blvd. E
Pontiac, MI 48341

Karen Johnson
Batch # 1471841
09/11/2026 10:11:41 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260911-0084446

QUITCLAIM DEED

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration, we, Kamal Rai and Ananta K. Rai, husband and wife, Grantors, by these presents do hereby quitclaim and convey unto Kamal Rai and Ananta K. Rai, husband and wife and Sophia Rai, unmarried as tenants in common with right of survivorship, Grantees, their successors and assigns all of our interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 61, on the Plan of Final Plat, The Preserve, Phase 1, according to plat and survey appearing of record in Instrument No. 20200714-0076956 and Instrument Number 20201020-0122150, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Kamal Rai and Ananta K. Rai by Warranty Deed dated 8/21/25 from KBC Property, LLC, a Tennessee limited liability company of record in Instrument No. 20250826-0068160, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2132 Preserve Circle, Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF we have hereunto set our hands on the 4th day of September, 2026.

Kamal Rai

Ananta K. Rai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kamal Rai and Ananta K. Rai, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2026.

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/8/2027

The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E.

Affiant

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

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/8/2027