Karen Johnson Davidson County
Batch # 1474540 DEEDQC
09/17/2026 09:35:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260917-0086591

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-07-2029

STATE OF TENNESS

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 9th day of September 2026.

Notary public

My commission Expires: 10/07/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Vikaas and Lauren Madan Living Trust 4510 Nebraska Ave. Nashville, TN 37209	Vikaas and Lauren Madan Living Trust 4510 Nebraska Ave. Nashville, TN 37209	093-13-0-318.00

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Lauren G. Madan, who took title as Lauren R. Gennett, does hereby quitclaim, transfer and convey unto Vikaas Madan and Lauren G. Madan, as Trustees of the Vikaas and Lauren Madan Living Trust dated September 9, 2026, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described to-wit:

Being the westerly ½ of Lot No. 39 on the plan of Sigler's Addition to Nashville, of record in Plan Book 1, page 4, Chancery Court of Nashville, to which reference is hereby made for a more complete and accurate description.

Said westerly Half of Lot No. 39 fronts 50 feet on the north side of Hawkins Street and runs back between parallel lines 205 feet to a 20 foot alley.

Being the same property conveyed to Lauren R. Gennett, from Nick Dorroll, by Warranty Deed, dated December 27, 2011, recorded on December 30, 2011, as Document No. 20111230-0102305, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1406 Hawkins Street, Nashville, Tennessee 37203

Witness my hand this 9th day of September, 2026.

Lauren G. Madan

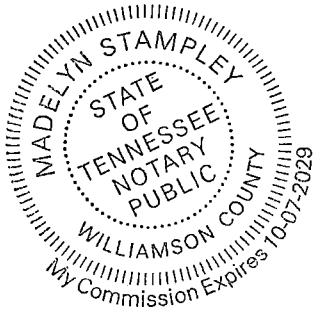
Lauren G. Madan, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Lauren G. Madan, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, September 9, 2026

[Seal]



Madelyn Stampley

Madelyn Stampley, Notary Public
My commission expires: October 7, 2029