Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Malla, LLC 2112 Rotorua Drive East Antioch, TN 37013	U.S. Bank National Association 3151 Highland Pointe Drive Owensboro, KY 42303	187-01-0B-282.00-C

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2024.

Notary Public

My Commission Expires: 9-21-26
(Affix Seal)

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1257216 DEEDQC
04/07/2025 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250407-0026313

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Yogesh B. Malla and Sarita Malla, husband and wife**, hereinafter referred to as the Grantor, hereby quitclaim unto **Malla, LLC, a Kentucky limited liability company**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of Phase 6, Districts 3 and 5, Burkitt Ridge, SP Subdivision of record in Plat at Instrument No. 20231024-0083185, 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 the same property conveyed to Yogesh B. Malla and Sarita Malla, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20241218-0098079 Register's Office for Davidson County, Tennessee, dated December 16, 2024 and recorded on December 18, 2024.

This is improved property known as: **2112 Rotorua Drive East, Antioch, TN 37013.**

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed specifically for this conveyance and Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 16 day of December, 2024.

GRANTOR:

Yogesh B. Malla

Sarita Malla

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Yogesh B. Malla and Sarita Malla, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 16th day of December, 2024.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 12/18/2024 (date of document).

Emma Howard
Affiant Signature

12/18/2024
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18 day of December, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL