Karen Johnson Davidson County
Batch# 1280650 DEEDQC
06/02/2025 03:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250602-0043286

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Address New Owner as Follows:	**Send Tax Notices to:**	**Map-Parcel Numbers**
TEJASWINI POTLAPALLI 1911 MAHALA DRIVE HERMITAGE, TN 37076	TEJASWINI POTLAPALLI 1911 MAHALA DRIVE HERMITAGE, TN 37076	076 05 0B 118.00

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

THIS QUITCLAIM DEED, made this 27th day of May 20 25, by Grantor, **OSR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY MANAGER TEJASWINI POTLAPALLI,** whose tax mailing address is 725 Greenhill blvd, Brentwood, TN 37027, for consideration paid, quitclaims to **TEJASWINI POTLAPALLI, AN UNMARRIED WOMAN,** Grantee(s), whose address is 1911 MAHALA DRIVE, HERMITAGE, TN 37076

WITNESSETH, That the said Grantor, having been duly authorized by a resolution of its board of directors or otherwise, 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 and legal sufficiency all of which are hereby acknowledged, does by these presents hereby convey, remise, release and forever **QUITCLAIM** unto the said Grantee(s), and its successors and assigns, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described tract of land in the County of DAVIDSON, State of Tennessee, to wit:

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

Land in Davidson County, Tennessee, Being Lot No. 118, on The Plan of Chandler Reserve, Phase 2, as shown on Plat of Record in Instrument No. 20240522-0038083, in the Register's Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being all and the same lands and premises conveyed to OSR Properties, LLC, A Tennessee Limited Liability Company by Meritage Homes of Tennessee, Inc., An Arizona Corporation in a Deed dated 04/25/2025 and recorded 04/28/2025 in Instrument No. 20250428-0032116, in the Clerk's Office of the Circuit Court of Davidson, TN.

Parcel No.: 076 05 0B 118.00
Commonly Known As: 1911 MAHALA DRIVE, HERMITAGE, TN 37076
This instrument was prepared without the benefit of a title examination.

The word "Grantee(s)" as used herein shall include the plural where appropriate, and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, the said Grantor has signed these presents on May 27, 2025.

OSR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY MANAGER TEJASWINI POTLAPALLI

By: Tejaswini
Name: Tejaswini Potlapalli
Title: Manager

STATE OF Tennessee)
COUNTY OF Williamson)

The foregoing instrument was acknowledged before me this 27th day of May, 20 25, by Tejaswini Potlapalli, who is personally known to me (or satisfactorily proven) to be the Manager of **OSR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY MANAGER TEJASWINI POTLAPALLI** the Grantor herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

Notary Public

My Commission Expires: 11/08/2028

Recordation Requested By/Return to:
PRIORITY TITLE AND ESCROW, LLC
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452
File No. 052512262



OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Williamson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to before me this the 27th day of May, 2025.

Notary Public
My commission expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jodiana Fattorini, 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 05/30/2026 (date of document).

Affiant Signature

6.2.2025
Date

State of VA

~~County~~ City of Virginia Beach

Sworn to and subscribed before me this 2 day of June, 2025.

CHELSEA BAER
NOTARY PUBLIC
REGISTRATION # 8043407
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2027

Notary's Signature

MY COMMISSION EXPIRES: 7/31/27

NOTARY'S SEAL