QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF WILSON

(Blank for Register's Office Endorsement Stamp)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

B. V. Swapna
AFFIANT

Karen Johnson Davidson County
Batch# 1302736 DEEDQC
07/28/2025 08:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250728-0059161

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2025.

Ernest D Bennett III
NOTARY PUBLIC

COMMISSION EXPIRES: 7/17/27

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027
(AFFIX SEAL)

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Venkata S. Behara and Venkatesh Deverakonda, wife and husband 506 Pine Valley Road Mt. Juliet, TN 37122	Sistar Mortgage Company 35871 Mound Road Sterling Heights, MI 48310	141050A66800CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, for purposes of establishing a tenancy by the entireties with my husband, **Venkatesh Deverakonda**, I, **Venkata S. Behara** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **Venkata S. Behara and Venkatesh Deverakonda, wife and husband**, as tenants by the entireties (hereinafter "Grantee"), all of our right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 668 on the Plan of Avondale Park, Phase 3, Section 3 of record in Instrument No. 20170324-0028914 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Venkata S. Behara, married, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated January 30, 2018 and recorded on February 1, 2018 in Instrument No. 20180201-0010406, Register's Office for Davidson County, Tennessee.

This is improved property known as 1736 Eastwick Lane, Nashville, TN 37221.

This conveyance is subject to the lien of the Deed of Trust of record in Instrument No. 20201215-0147964 in the Register's Office for Davidson County, Tennessee, and further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 25th day of July, 2025.

B. V. Swapna
Venkata S. Behara, Grantor

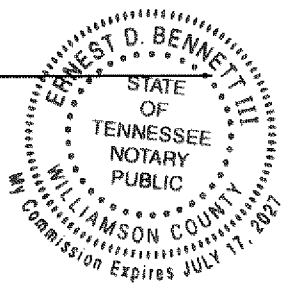
STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Venkata S. Behara, Grantor in the within instrument, with who I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument and upon oath acknowledged that she did so freely and voluntarily and for the purposes therein contained.

WITNESS MY HAND and seal this 25th day of July, 2025.

Commission Expires: 7/17/27

NOTARY PUBLIC



Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 25th day of July, 2025.

July 25, 2025

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 25th day of July, 2025.

Commission Expires: December 5, 2026

Notary Public

