Karen Johnson
Batch # 1327748
09/29/2025 08 30 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250929-0077175

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:
MPK Properties LLC
330 Union Pier Drive
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
086-16-0A-023-00CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Krishna Koraganti, a married man,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto MPK Properties, LLC**, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Townhome Unit 23 of Tulip Hills, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. Seq. by Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of Instrument No. 20230321-0020307Amended in Instrument No. 20230426-0030534, and in Instrument No. 20250606-0044587, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit as set forth in the said Declaration, of which reference to the Declaration and it's Exhibits is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Association

Being the same property conveyed to Krishna Koraganti, a married man, by Warranty Deed dated August 29, 2025 from Beazer homes, LLC, a Delaware Limited Liability Company, of record in Instrument no. 20250902-0069992, Register's Office for Davidson County, Tennessee

The property is not now, and has never been a marital residence for Krishna Koraganti.

This is improved property known as: 5055 Dayflower Dr., Hermitage, TN 37076.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.
WITNESS my hand this the 22nd day of September, 2025.

Krishna Koraganti

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Krishna Koraganti with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 22nd day of September, 2025.

Notary Public

JOHN M WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/9/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 22nd day of September, 2025.

Notary Public

JOHN M WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027