This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7390-TM

Karen Johnson Davidson County
Batch# 1341931 DEEDQC
11/04/2025 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251104-0087814

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $0.00

Heather Koster
Affiant

Subscribed and sworn to before me, this the 3rd day of November 2025.

Notary Public
My Commission Expires: 7/23/28

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
KVG Properties, LLC 130th Place Southwest Snohomish, WA 98296	New Owner	050 00 0 029.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Kiran Andru, and Venugopal R. Lethakula** ("Grantor") do/does hereby quitclaim and convey unto **KVG Properties LLC, a Tennessee Limited Liability Company** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 191 on the plan of SKYRIDGE PUD SUBDIVISION, PHASE 6 (FORMERLY MULBERRY DOWNS), as shown on plat of record in Instrument No. 20250819-0066113, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation, by Warranty Deed from Sallie R. Hicks Family, LLC, a Tennessee limited liability company and the George T. Hicks Family Trust UW dated May 27, 1992, of record in Instrument No. 20210205-0016827, in the Register's Office of Davidson County, Tennessee, dated February 04, 2021, and recorded on February 05, 2021.

Being the same property conveyed to Kiran Andru, and Venugopal R. Lethakula, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated October 29, 2025 and recorded November 3, 2025 of record in Instrument No. 20251103-0087422, Register's Office of Davidson County, Tennessee.

This is improved property located at: **4112 Walnut Ridge Drive, Nashville, TN 37207**

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October 2025.

GRANTOR:

L. Venugopal Reg.

Venugopal R. Lethakula

BRANDON EASTERLY Commission Expires 10-04-2028 NOTARY PUBLIC License Number 24029513 STATE OF WASHINGTON

STATE OF WASHINGTON
COUNTY OF Snohomish

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Venugopal R. Lethakula, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of October 2025.

Notary Public
My Commission expires: 10-04-2028

Kiran Andru
Signed with Stavvy

Kiran Andru

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication Kiran Andru, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the within named grantor, and that he electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of October 2025.

Signed with Stavvy

Notary Public
My Commission expires: _____

CHARLES D LIGHTSEY
State Of Tennessee Notary Public
County of Davidson
My Commission Expires March 3, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **October 31, 2025**.

Affiant Signature

11/04/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **November 4, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY