QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January 2026

Notary Public

Commission Expires _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires

(Affix Seal)

Karen Johnson Davidson County
Batch# 1368023 DEEDQC
01/09/2026 03:19:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260109-0002339

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc. 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
Amey Bendre 2049 Elk Springs Drive Hermitage, TN 37076	Better Mortgage Corporation 2704 ALT 19 North Palm Harbor, FL 34683	097020A44700CO

FOR AND IN CONSIDERATION 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, I, **AMEY BENDRE., A MARRIED MAN** (hereinafter called the "Grantor"), in order to establish a tenancy by the entireties with my wife, the Grantee herein, do hereby convey, remise, release and quitclaim unto my wife, **BHAVI VIRENDRA TURAKHIA, A MARRIED WOMAN,** (hereinafter called the "Grantee), and her heirs, successors and assigns, a one-half (1/2) undivided interest as a tenant by the entireties with me in and to the following described tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 447 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AMEY BENDRE., a married man, from Christy Cross, Unmarried, of record in Instrument No. 20200330-0034004, Register's Office for DAVIDSON County, Tennessee.

This conveyance is expressly subject to the lien of the Deed of Trust of record in Instrument No. 20211202-0160149, in Register's Office for Davidson County, Tennessee. This conveyance is 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.

This is **IMPROVED** property, known as 2572 River Trail Dr, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of Jan, 2026.

AMEY BENDRE, Grantor

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILSON Bm

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named **AMEY BENDRE** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who in my presence executed the within instrument and upon oath acknowledged that he did so freely and voluntarily for the purposes therein contained.

WITNESS my hand this 8th day of January, 2026.

Commission Expires: 9-7-2026

NOTARY PUBLIC

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Anthony N. Greco, 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 8 day of January, 2026.

Anthony N. Greco, Affiant — Date 1-8-26

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 8 day of January, 2026.

Commission Expires: July 17, 2027

Notary Public

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