Karen Johnson Davidson County
Batch # 1386065 DEEDQC
02/26/2026 01:15:40 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260226-0015350

PREPARED BY: Nikhil Koranne, 1910 New Bristol Ln, Brentwood, TN 37027
Return To: Stepping Stone LLC, 1910 New Bristol Ln, Brentwood,

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT: FOR AND IN CONSIDERATION of the sum of **ZERO DOLLARS ($0.00)**, and as a capital contribution to a Limited Liability Company wholly owned by the Grantors, the receipt and legal sufficiency of which are hereby acknowledged, **NIKHIL KORANNE**, of 1910 New Bristol Ln, Brentwood, TN 37027, and **DEEPTI KORANNE**, of 1910 New Bristol Ln, Brentwood, TN 37027, husband and wife, a married couple (hereinafter collectively referred to as "Grantors"),

have bargained and sold, and by these presents do hereby bargain, sell, remise, release, and **QUITCLAIM** unto **STEPPING STONE LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"), whose mailing address is 1910 New Bristol Ln, Brentwood, TN 37027, its successors and assigns forever, all of Grantors' right, title, and interest in and to the following described real property located in Davidson County, Tennessee:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 66 on the Plan of **Markham East, a Horizontal Property Regime with Private Elements** of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. **20220120-0007683**, and amended in Instrument No. **20230803-0060209**, and as corrected in Instrument No. **20220215-0017540**, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tax Map / Parcel No.: 096-02-0B-066.00-CO

Property Address: 608 Markham St, Nashville, TN 37217

County: Davidson County, Tennessee

BEING the same property conveyed to Nikhil Koranne and Deepti Koranne by Deed of record in Instrument Number 20220215-0017540 ~~[INSERT PRIOR DEED INSTRUMENT NO.]~~ in the Register's Office for Davidson County, Tennessee. → 20250807-0062781

SUBJECT TO: All existing liens, encumbrances, easements, restrictions, and conditions of record, including but not limited to the Declaration of Covenants, Conditions and Restrictions referenced herein, and all matters that a current and accurate survey would disclose.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, hereditaments, estate, title, and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Name and Adress of new owner and

RESPONSIBLE TAXPAYER: Stepping Stone LLC
TAX MAILING ADDRESS: 1910 New Bristol Ln, Brentwood, TN 37027

IN WITNESS WHEREOF, the Grantors have executed this instrument on the 16th day of Feb, 2026

NKoranne
NIKHIL KORANNE, Grantor

NIKHIL KORANNE
Printed Name

DKoranne
DEEPTI KORANNE, Grantor

DEEPTI KORANNE
Printed Name

GRANTOR ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON *(county where signing takes place)*

Before me, the undersigned authority, personally appeared **NIKHIL KORANNE and DEEPTI KORANNE**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes and consideration therein expressed, as their free and voluntary act and deed, pursuant to **T.C.A. § 66-22-107**.

In witness whereof, I have hereunto subscribed my name and affixed my official seal on the 16 day of FEB, 20 26

Pankaj S Desai

Notary Public, State of Tennessee:

Pankaj Desai

Printed Name:

05-28-29

My Commission Expires:

PANKAJ S DESAI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

SPOUSAL ACKNOWLEDGMENT — DEEPTI KORANNE

I, **DEEPTI KORANNE**, of 1910 New Bristol Ln, Brentwood, TN 37027, spouse of **Nikhil Koranne**, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title, and interest, if any, in and to the above described property.

D Koranne

Spouse's Signature:

DEEPTI KORANNE

Printed Name:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON *(county where signing takes place)*

Before me, the undersigned authority, personally appeared **DEEPTI KORANNE**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purposes and consideration therein expressed, as their free and voluntary act and deed, pursuant to **T.C.A. § 66-22-107**.

In witness whereof, I have hereunto subscribed my name and affixed my official seal on the 16 day of FEB, 20 26

Pankaj S Desai

Notary Public, State of Tennessee:

Pankaj Desai

Printed Name:

05-28-29

PANKAJ S DESAI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

My Commission Expires:

SPOUSAL ACKNOWLEDGMENT — NIKHIL KORANNE

I, **NIKHIL KORANNE**, of 1910 New Bristol Ln, Brentwood, TN 37027, spouse of **Deepti Koranne**, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title, and interest, if any, in and to the above described property.

N Koranne

Spouse's Signature:

NIKHIL KORANNE

Printed Name:

STATE OF TENNESSEE
COUNTY OF Williamson *(county where signing takes place)*

Before me, the undersigned authority, personally appeared **NIKHIL KORANNE**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purposes and consideration therein expressed, as their free and voluntary act and deed, pursuant to **T.C.A. § 66-22-107.**

In witness whereof, I have hereunto subscribed my name and affixed my official seal on the 16th day of feb, 2026.

Pankaj Desai

Notary Public, State of Tennessee:

Pankaj Desai

Printed Name:

05-28-29

My Commission Expires:

PANKAJ S DESAI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

OATH OF VALUE

(Required by T.C.A. § 67-4-409)

I hereby swear or affirm that the actual consideration for this transfer is **$0.00 (Zero Dollars)**. This transfer is a capital contribution to a Limited Liability Company wholly and entirely owned by the Grantors, and effectively represents a mere change in the form of ownership with no change in beneficial interest. No monetary consideration passed between the parties.

DKoranne N Koranne

AFFIANT (Grantor or Authorized Agent of Grantor):

DEEPTI KORANNE NIKHIL KORANNE

Printed Name:

02/16/2026

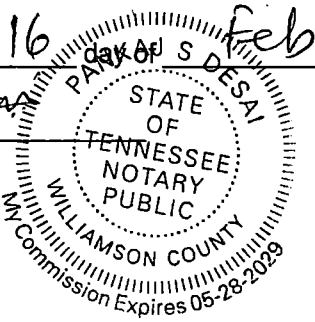
Date:

Subscribed and sworn to before me this 16 day of Feb, 2026

Notary Public, State of Tennessee:

05.28.29

My Commission Expires:



FOR RECORDER'S USE ONLY		
Instrument No.	**Date Recorded**	**Recording Fee $**

This instrument was prepared for informational purposes. This document should be reviewed by a licensed Tennessee real estate attorney before recording in Davidson County.