This instrument prepared by:
MYERS LAW PLLC
P.O. Box 330382
Nashville, TN 37203
Previous File: NA

Karen Johnson Davidson County
Batch# 1388519 DEEDQC
03/04/2026 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260304-0017496

This instrument was prepared from information supplied by the parties. MYERS LAW PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 4th day of March, 2026.

Notary Public
My Commission Expires: 11-9-2028

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| DOMNICS PROPERTIES LLC<br>7256 Arrington Ridge Ct.<br>Arrington, TN 37014 | New Owner | 076 05 0B 229.00 CO |

## 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, **NAGAMURALI KODALI, a married man, and RAJANI KANTH RANGA, a married man** ("Grantor") do hereby quitclaim and convey unto the **DOMNICS PROPERTIES LLC, a Tennessee limited liability company** (Grantee"), its successors and assigns, any and all of Grantor's interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 229, on the plan of Chandler Reserve, Phase 4, as shown on plat of record in Instrument No. 20250613-0045767, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property convyed to Nagamurali Kodali, a married man, and Rajani Kanth Ranga, a married man, by Special Warranty Deed from MERITAGE HOMES OF TENNESSEE, INC., an Arizona corporation, of record in Instrument No. 20251231-0104683, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1613 Josie Court, Hermitage, TN 37076.**

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 4th day of March 2026.

GRANTOR:

Nagamurali Kodali

Rajani Kanth Ranga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Nagamurali Kodali and Rajani Kanth Ranga,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of March 2026.

Notary Public
My Commission expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Kirsten Virden, 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 3-4-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 3-4-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of March, 2026

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

