Karen Johnson Davidson County
Batch# 1400341 DEEDQC
04/02/2026 08:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260402-0026207

Recordation Requested By/Return to:
PRIORITY TITLE AND ESCROW
POST CLOSING
641 LYNNHAVEN PWKY SUITE 200
VIRGINIA BEACH, VA 23452-
File No. 0226810308

This Instrument Prepared By:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
SHREYA SARATHY AND PRIYAN SARATHY	SHREYA SARATHY AND PRIYAN SARATHY	076050B11100CO
5084 TERRAVISTA LANE FRANKLIN, TN 37064	5084 TERRAVISTA LANE FRANKLIN, TN 37064	

Executed this 25th day of March 2026.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO SHREYA SARATHY, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO SHREYA SARATHY AND PRIYAN SARATHY, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Being Lot No. 111, Chandler Reserve, Phase 5, as shown on plat of record in Instrument No. 202508200066643, in the Register's Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being all and the same lands and premises conveyed to Shreya Sarathy, a married woman by Meritage Homes of Tennessee, Inc., an Arizona Corporation in a Deed dated 02/19/2026 and recorded 02/20/2026 in Instrument No. 20260220-0013842 in the Clerk's Office of the Circuit Court of Davidson County, Tennessee.

For information purposes only: Property Address: 1927 Mahala Drive, Hermitage, TN 37076 Parcel ID: 076050B11100CO

Being all and the same lands and premises conveyed to Shreya Sarathy, a married woman by Meritage Homes of Tennessee, Inc., an Arizona Corporation in a Deed dated 02/19/2026 and recorded 02/20/2026 in Instrument No. 20260220-0013842 in the Clerk's Office of the Circuit Court of Davidson County, Tennessee.

Property known as, 1927 MAHALA DRIVE, HERMITAGE, TN 37076-

This instrument was prepared without the benefit of a title examination.

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

Witness my hand this 25th day of March, 2026.

SHREYA SARATHY

STATE OF Tennessee

COUNTY OF Williamson

Before me, Jimmyra Boyd of the state and county mentioned, personally appeared SHREYA SARATHY, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

Notary Public
Printed Name: Jimmyra Boyd
My Commission Expires: 08/01/2028

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Williamson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 25th day of March 2026.

Notary Public
My commission expires: 08/01/2028

(seal)

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jodiana Fattorini 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 03/25/2026 (date of document).

Affiant Signature

03/25/2026
Date

State of VA

~~County~~ CITY of Virginia Beach

Sworn to and subscribed before me this 25 day of 03, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7/31/27

NOTARY'S SEAL

CHELSEA BAER
NOTARY PUBLIC
REGISTRATION # 8043407
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2027