This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1413060 DEEDQC
04/29/2026 09:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260429-0037744

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Surendra Ramanna **217 Ward Circle** **Brentwood, Tennessee 37027**	**131 08 0 054.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SURENDRA RAMANNA and SUJATHA RAMANNA,** husband and wife, ("Grantors") do hereby transfer, release, relinquish, quitclaim and convey unto **SURENDRA RAMANNA** ("Grantee"), all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Land in the formerly 11th Civil District of Davidson County, Tennessee, being a part of the property called Zenaida Place, described according to a survey made by John M. Sullivan, County survey, December 3, 1949 as follows:

Beginning in the center of Glendale Park Road, at a point 152 feet West of the Northwest corner of a tract of 3.92 acres, conveyed to Mrs. Frances L. Woodward by deed from W.C. Hirsig and wife, as of record in Book 675, Page 363; thence with the center of said road, South 77 degrees 13 minutes West 235.6 feet to the centerline of Granny White Pike; thence with the center of said Pike, South 1 degrees 03 minutes East 155 feet and South 11 degrees 06 minutes West 933 feet to the Northwest corner of the property conveyed to Max K. Moulder and wife, by deed from Joseph Roemer and wife, as of record in Book 1646, Page 466; thence with Moulder's Northerly line, South 87 degrees 43 minutes East 231.6 feet; thence North 2 degrees 30 minutes East 307.4 feet to the beginning containing 1.50 acres, more or less.

Being the same property conveyed to Surendra Ramanna and Sujatha Ramanna, husband and wife, by Warranty Deed from Taylor White, married, dated July 30, 2021, of record in Instrument No. 20210730-0102735, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4500 Granny White Pike, Nashville, TN 37204.

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.

In witness whereof, Grantors have caused this instrument to be dated and effective this 26 day of Jan, 2026.

GRANTORS:

SURENDRA RAMANNA

SUJATHA RAMANNA

STATE OF TENNESSEE)
COUNTY OF Coffee)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared SURENDRA RAMANNA and SUJATHA RAMANNA, 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 official seal at office, this 26 day of January, 2026.

SHAWN GAY NORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

Notary Public

My Commission Expires: 7/1/2029

STATE OF TENNESSEE)
COUNTY OF Coffee)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,
this 26th day of January, 2026.

Shawn Gay Norris
NOTARY PUBLIC

My Commission Expires: 7/1/2029

SHAWN GAY NORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKE NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 January 26, 2026 (date of document).

Affiant Signature

4-28-26
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of April, 2026.

Notary's Signature

My Commission Expires: 11-2-26

