Karen Johnson
Batch # 1415010
05/04/2026 08:43:49 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260504-0039178

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
207 3rd Avenue N.
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
The Malleswari Paruchuri Revocable Trust 320 Old Hickory Blvd. #2910 Nashville, TN 37221	Same as New Owner	128-12-0A-179.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **MALLESWARI N. PARUCHURI, ("Grantor")** does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of **THE MALLESWARI PARUCHURI REVOCABLE TRUST, under trust agreement dated April 13, 2026, as amended,** and their successors, heirs and assigns. The real estate is described as follows:

LAND in Davidson County, Tennessee being Unit No. 2910, Building No. 13, on the Plan of Section 13, Phase ID, on the Plan of EAGLE RIDGE AT THE RESERVE, of record in Exhibit 'A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 39, to the Master Deed, of record in Instrument No. 20040716-0084983, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Malleswari N. Paruchuri by Warranty Deed from Michael B. Mudd, unmarried, dated May 27, 2015, recorded June 1, 2015, of record in Instrument No. 20150601-0050653, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

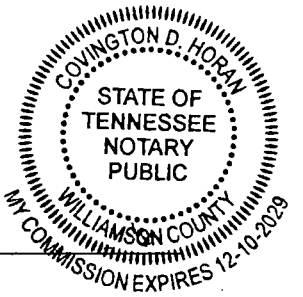
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 13th day of April, 2026.

Affiant

Notary Public

My Commission Expires: 

This is improved property, known as 320 Old Hickory Blvd. #2910, Nashville, TN 37221.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 13th day of April, 2026.

MALLESWARI N. PARUCHURI

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MALLESWARI N. PARUCHURI**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of April, 2026.

Notary Public

My Commission Expires: 