Karen Johnson Davidson County
Batch # 1443682 DEEDQC
07/09/2026 12:42:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260709-0062127

Name & Address of New Owner
Echo Chambers Nashville LLC
116 Agnes Rd, Ste 200
Knoxville, TN 37919

Map & Parcel No. 163-11-0D-008.00CO

Send Tax Bills To
Same

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on July 8, 2026, by and between **Srinivasa Abbaraju**, a married man, and Marina Abbaraju, wife of Grantor, who joins in the execution of this deed for the purpose of waiving and conveying any marital and inheritance rights she may have in the real property conveyed (Grantors) and Echo Chambers Nashville LLC, a limited liability company organized and existing under the laws of Tennessee, with a principal place of business in Knoxville, Tennessee (Grantee).

FOR AND IN CONSIDERATION of the Sum of TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantors's right, title, and interest in and to the following described real property having an address of 2962 Baby Ruth Lane, Unit 8, Nashville TN 37013:

> Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Hickory Place Townhouses of record in Plat Book 11190, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The above-described real property is improved property.

SOURCE of Grantors's interest in the above-described real property is a deed recorded as Instrument No. 202510230084567 Register's Office of Davidson County, Tennessee on October 23, 2025.

It is the intent of the parties to transfer title to the above-referenced real property to the named LLC.

This conveyance is made subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Notwithstanding anything to the contrary contained in this deed, it is understood and agreed that the real property is being conveyed without any representation or warranty of any kind or character whatsoever, express or implied, with respect to the real property, its condition, uses, or fitness for any particular purpose by Grantors except as expressly set forth above.

Grantors disclaim and renounce any such representation or warranty and by Grantee's acceptance of the real property, Grantors are forever discharged.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE ABOVE-DESCRIBED REAL PROPERTY. 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 PROVIDED INFORMATION.

IN WITNESS WHEREOF, I sign this deed on July 8, 2026.

Srinivasa Abbaraju

Marina Abbaraju

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)
On July 8, 2026, Srinivasa Abbaraju signed or acknowledged this document, personally appearing before me, the undersigned notary public, proving, on the basis of satisfactory evidence, to be the person who appeared before me.

[SEAL]

BRADLEY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 3-17-2029

Notary Public BRADLEY JOHNSON
My Commission Expires: 3-17-2029

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)
On July 8, 2026, Marina Abbaraju signed or acknowledged this document, personally appearing before me, the undersigned notary public, proving, on the basis of satisfactory evidence, to be the person who appeared before me.

[SEAL]

BRADLEY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 3-17-2029

Notary Public BRADLEY JOHNSON
My Commission Expires: 3-17-2029

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STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn before me, a notary public, on July 8, 2026.

[SEAL] Notary Public BRADLEY JOHNSON
My Commission Expires: 3-17-2029

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BRADLEY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-17-2029