This instrument prepared by:
MYERS LAW PLLC
P.O. Box 330382
Nashville, TN 37203
(615) 538-7316
Former File #: 6-8177-TM

Karen Johnson Davidson County
Batch# 1451496 DEEDQC
07/24/2026 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260724-0067651

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 24th day of July, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
DTS PRIME REALTY LLC 1071 Melbourne Ln. Prosper, Tx 75078	New Owner	069 06 0C 005.00

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, I, **CHANDRA DANDEBOINA, married** ("Grantor") does hereby quitclaim and convey unto **DTS PRIME REALTY LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, any and all of the Grantor's right, title and interest in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, Hydes Landing (f/k/a Eaton's Creek), as shown on plat of record in Instrument No. 20231108-0087538, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chandra Dandeboina, a married man, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation, of record in Instrument No. 20260302-0016302, Register's Office for Davidson County, Tennessee, dated February 26, 2026, and recorded on March 2, 2026.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF THE GRANTOR'S SPOUSE AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

This is improved property located at: **4305 Ashland City Hwy, Nashville, TN 37218.**

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 24th day of July, 2026.

GRANTOR:

Chandra Dandeboina
Signed with Stavvy

Chandra Dandeboina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication Chandra Dandeboina, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he are the within named grantor, and that he electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of July, 2026.

Jim Myers
Signed with Stavvy

Notary Public
My Commission expires: 11/ 8/2028

JIM MYERS
State of Tennessee Notary Public
County of Davidson
My Commission Expires November 8, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

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 7-24-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 7-24-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of July, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

