THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250350283

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $695,000 00

Affiant

Subscribed and sworn to before me, this 11th day of April, 2025.

Notary Public

My Commission Expires 5/6/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/06/2028

Karen Johnson
Batch # 1260112
04/15/2025 09 57 10 AM
Fees $13 00 Taxes $2,571 50

Davidson County
DEEDWARR
2 pgs

20250415-0028522

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
Jolly Sood and Bhupinder Sood 1818 Warfield Drive Nashville TN 37215	New Owner	Tax Parcel ID No 131-03-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Scott Dulaney and Lori Lawhon Dulaney, Co-Trustees of The Dulaney Family Trust, dated March 20, 2023** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jolly Sood and Bhupinder Sood, as joint tenants**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in the 7th Civil District of Davidson County, Tennessee, being part of the northerly 10 feet of Lot No 65 on George W. Blair's Revised Plan of Belmont Park Place, as of record in Book 421, pages 118 and 119, Register's Office for said County, and being shown as a 10 feet strip on the Plan of Colonial Heights, as of record in Book 1130, page 102, said Register's Office, and a part of Lots Nos 5 and 6 on the plan of the subdivision of Phoebe Nicholson Heir's property, as of record in Minute Book "J", page 293, of the Chancery Court for said County and being shown as southerly part of Lot No. 14 on the unrecorded plan of George T Hicks subdivision on Lone Oak Road and Warfield Drive, and described as follows:

Beginning on the northerly margin of Warfield Drive at the southwest corner of the property conveyed to John Leland Howard by deed from George T. Hicks and wife, of record in Book 2750, page 30, said Register's Office, being the corner of Lots Nos. 13 and 14 on said unrecorded plan, thence with the line between said two lots and along said Howard's westerly line northwardly 101 50 feet to the southeast corner of the property conveyed to Burton P Creswell and wife, by deed from George T Hicks and wife, of record in Book 2735, page 156, said Register's Office, thence westwardly 94 feet more or less, to the easterly margin of Kimbark Drive, said point being 5 feet south of the southwest corner of said Creswell's property; thence with the easterly margin of said Kimbark Drive southwardly 86.50 feet to the beginning of a curve; thence around said curve with a radius of 10 feet in a southeasterly direction to the northerly margin of said Warfield Drive; thence with same easterly 83 83 feet to the beginning

Being the same property conveyed to LORI L. DULANEY, by deed from THE PAYNE CENTER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No 20211207-0161997 , dated December 3, 2021 , said Register's Office

LORI L DULANEY conveyed to JAMES SCOTT DULANEY AND LORI LAWHON DULANEY, CO-TRUSTEES OF THE DULANEY FAMILY TRUST, DATED MARCH 20, 2023 , by quitclaim deed of record in Instrument No. 20230328-002242, dated March 27, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 131-03-0-010 00

Matters shown on the Plan of record in Plat Book 421, pages 118-119, said Register's Office.

Matters shown on the Plan of record in Plat Book 1130, page 102, said Register's Office.

This is improved property located at 1818 Warfield Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 2025

The Dulaney Family Trust, dated March 20, 2023

By: James Scott Dulaney, Co-Trustee

By: Lori Lawhon Dulaney, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Scott Dulaney and Lori Lawhon Dulaney, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Dulaney Family Trust, dated March 20, 2023 maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of April, 2025

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires _____

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-S-25-1818