Karen Johnson Davidson County
Batch# 1269748 DEEDWARR
05/07/2025 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250507-0035561

WARRANTY DEED

PATRICIA KRYSTAL SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/05/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-28

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2566-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Door Holdings 2025-1 LLC	**Door Holdings 2025-1 LLC**	050-02-0E-249.00-CO
15771 Red Hill Ave, Ste 100	15771 Red Hill Ave, Ste 100	
Tustin, CA 92780	Tustin, CA 92780	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Pratheepa Kumari Rasiah and Vijaya Babu Pugazhendhi, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Door Holdings 2025-1 LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Final Plat Thornton Grove PUD Phase 3B of record in Plat at Instrument No. 20221207-0127610, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pratheepa Kumari Rasiah and Vijaya Babu Pugazhendhi, wife and husband by Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes of record in Instrument No. 20230727-0058023 Register's Office for Davidson County, Tennessee, dated July 27, 2023 and recorded on July 27, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3353 Thorpe Road Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand on May 5, 2025.

5/5/25

Pratheepa Kumari Rasiah

5/5/25

Vijaya Babu Pugazhendhi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Pratheepa Kumari Rasiah and Vijaya Babu Pugazhendhi, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 5, 2025.

Notary Public

My Commission Expires: 9-20-28

PATRICIA KRYSTAL SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File #: 2566-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 5/05/2025 (date of document).

Affiant Signature

05/05/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 5th day of May, 2025,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027