Special Warranty Deed

Karen Johnson Batch # 1288394 06/23/2025 09 55 38 AM Fees $13 00 Taxes $1,637 25 20250623-0048855 Davidson County DEEDWARRSP 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $442,500 00 Affiant Subscribed and sworn to before me, this the 18th day of June, 2025 Notary Public My commission expires

SHEILA MCELWAIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 11-12-2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Number
Seetharam Malla Manas Siddharth Malla	Seetharam Malla Manas Siddharth Malla	061-15-0E-005 00-CO
7751 Hunters Run Drive	7751 Hunters Run Dr.	
Germantown, TN 38138	Germantown, TN 38138	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HOME WORK EAST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEETHARAM MALLA AND MANAS SIDDHARTH MALLA, AS TENANTS IN COMMON, EACH OWNING AN UNDIVIDED 50% INTEREST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A-5 on the Plan of Sunnymeade Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions Establishing and Governing Sunnymeade Commons, a Horizontal Property Regime with Private Elements at Instrument No 20210505-0060387, being amended in the First Amendment to Declaration of Covenants, Conditions and Restrictions Establishing and Governing Sunnymeade Commons, a Horizontal Property Regime with Private Elements at Instrument No. 20220601-0063196 and Second Amendment recorded in Instrument No. 20240213-0009982, 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 a portion of the same property conveyed to Home Work East, LLC, a Tennessee limited liability company by Special Warranty Deed from ARTY LLC, a Tennessee limited liability company of record in Instrument No 20210224-0022675 Register's Office for Davidson County, Tennessee, dated February 17, 2021 and recorded on February 24, 2021.

Being a portion of the same property conveyed to Home Work East, LLC, a Tennessee limited liability company by Quitclaim Deed from ARTY LLC, a Tennessee limited liability company of record in Instrument No 20210224-0022676 Register's Office for Davidson County, Tennessee, dated February 17, 2021 and recorded on February 24, 2021

Being a portion of the same property conveyed to Home Work East, LLC, a Tennessee limited liability company by Quitclaim Deed from Home Work East, LLC, a Tennessee limited liability company of record in Instrument No. 20210416-0051303 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 16, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1100 Sunnymeade Drive #126, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of June, 2025.

Home Work East, LLC, a Tennessee Limited Liability Company

By: _____
Kenneth Clay Haynes, Authorized Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth Clay Haynes, Authorized Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Manager of Home Work East, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained

Witness my hand and seal this 18th day of June, 2025.

_____
Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026