THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** ***10 Burton Hills Blvd, Ste 130*** **Nashville, TN 37215** **CRT File No. 250751674**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) *The actual consideration or value, whichever is greater,* for this transfer is: $1,545,582.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2025. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1310961 DEEDWARR
08/15/2025 11:18:45 AM 2 pgs
Fees: $13.00 Taxes: $5,718.65

20250815-0065178

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT. 18, 2025

WARRANTY DEED

Address New Owner: Vamsi Prasad Babu Reddy and Radha B. Reddy and Narayanareddy S. Babu 3600 Colewood Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-01-0M-001.00 CO

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, **Amani L. Reed and Julie W. Reed, Trustees of The Reed Revocable Living Trust dated March 28, 2024** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vamsi Prasad Babu Reddy, a single person, and Narayanareddy S. Babu and Radha B. Reddy, married to each other, as tenants in common with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Apartment A , together with the appurtenant interest in the common elements of Lindawood-Colewood , a horizontal property regime established by Master Deed of record in Instrument No. 20040714-0083819 and amended in Instrument No. 20050225-0020936, Register's Office for Davidson County, Tennessee , said Unit being depicted on the Lindawood-Colewood attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to AMANI L. REED AND JULIE W. REED, TRUSTEES OF THE REED REVOCABLE LIVING TRUST, DATED MARCH 28, 2024, by deed from AMANI L. REED AND JULIE WRIGHT REED, of record in Instrument No. 20240522-0038038, dated 05162024, 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. 131-01-0M-001.00 CO.

Matters shown on the Plan of record in Plat Book 2133, pages 10 and 11 and amended in Book 4356, page 296, Book 4705, page 508 and Book 5817, page 771, said Register's Office.

Master Deed of record in Instrument No. 20040714-0083819 and amended in Instrument No. 20050225-0020936, said Register's Office .

This is improved property located at 3600 Colewood 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 14th day of August, 2025.

The Reed Revocable Living Trust dated March 28, 2024

Amani L. Reed, Trustee

By: Amani L. Reed, Trustee

Julie W. Reed, Trustee

By: Julie W. Reed, Trustee

STATE OF Georgia)

COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amani L. Reed and Julie W. Reed, 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 Reed Revocable Living Trust dated March 28, 2024, the 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 14th day of August, 2025.

Omara Harris

Notary Public

My Commission Expires: 6/12/29

OMARA HARRIS NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA JUNE 12 2029