THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052436** Karen Johnson Davidson County Batch # 1340192 DEEDWARR 10/30/2025 10 04 05 AM 2 pgs Fees $13 00 Taxes $1,572 50 20251030-0086376	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $425,000 00 Affiant Subscribed and sworn to before me, this 29th day of October, 2025 Notary Public My Commission Expires ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH

WARRANTY DEED

Address New Owner. Ramesh Venkatapuram Reddy and Vijaya Venkatapuram Reddy 5068 Littleville Road Haleyville, AL 35565	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 142 07 0I 024 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, **Gail Louise Wilson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ramesh Venkatapuram Reddy and Vijaya Venkatapuram Reddy, husband and wife**, ("Grantees"), its 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 Unit 535 of HARPETH PARK TOWNHOMES as established by Declaration of Protective Covenants, Conditions and Restrictions for HARPETH PARK TOWNHOMES, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record in Instrument No 20150430-0038713, as amended in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee, and being shown on the Plat attached as Exhibit "B" to the amendment in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Gail Louise Wilson, unmarried, by Warranty Deed from Brian David Adkins and Amanda Woelfel Adkins, husband and wife, of record in Instrument No. 20190603-0052292, Affidavit of Scrivener's Error recorded in Instrument No 20190805-0076992, in the Register's Office of Davidson County, Tennessee, dated May 31, 2019 and recorded on June 03, 2019.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PROPERTY OF H B. HOWS, as recorded in Plat Book 5190, Page 195, as amended in Plat Book 6501, Page 474.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE GLEN, as recorded in Plat Book 8250, Page 929

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20150430-0038713, as amended in Instrument No 20150615-0056309

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150421-0035335

Easement for Sewer, recorded in Book 6483, Page 907

Easement for Public Utilities, recorded in Book 10791, Page 725 and Instrument No. 20160520-0050707.

Easement for Broadband Communications, recorded in Instrument No 20160129-0008673

Stormwater Detention Agreement as set forth in instrument recorded in Book 10922, Page 936

This is improved property located at 535 Harpeth Park Drive Nashville TN 37221

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 29th day of October, 2025

Gail L Wilson

Gail Louise Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gail Louise Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2025

Notary Public
My Commission Expires: _____

