WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 101 Frisco, TX 75034 901892 2025-01801 Leslie Wei	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $615,000.00 Affiant Subscribed and sworn to before me, this the 18th day of December, 2025. Notary Public My commission expires: 05/08/28 (Affix Seal)

DANA DILLWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Dhruv Sarma and Lucy Jeanette Bolshaw	NAME: Dhruv Sarma and Lucy Jeanette Bolshaw
STREET ADDRESS:613 Chesterfield Way, Nashville TN 37212	STREET ADDRESS:613 Chesterfield Way, Nashville TN 37212
MAP & PARCEL NO.: 104-10-R-10CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Accalia Wombold, a single woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto Dhruv Sarma and Lucy Jeanette Bolshaw, husband and wife, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 10, The Chesterfield, a Planned Unit Development, as shown of record in declaration ofcovenants, conditions and restrictions Instrument No. 20120627-0056191 and amended in Instrument No. 20121025-0098031 and 20121227-0119329, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particularly description of said unit.

Being the same property conveyed to Accalia Wombold, unmarried by Deed dated January 31, 2013 from Chesterfield Cottages, LLC, recorded February 4, 2013, in Instrument Number 20130204-0011571, in the Official Records of Davidson County, Tennessee.

This is improved property known as: 613 Chesterfield Way, Nashville, TN 37212

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-ORE-25-613

Karen Johnson Davidson County
Batch # 1361273 DEEDWARR
12/23/2025 02:05:53 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20251223-0102185

WITNESS MY/OUR SIGNATURE(S) THIS 29 day of May, 20 25.

X _____
Accalia Wombold

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Accalia Wombold, Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 29 day of May, 2028.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires 9-5-2028

STEPHEN EMERSON ECKHOLD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY