Karen Johnson
Batch # 1361726
12/29/2025 09:08:50 AM
Fees: $18.00 Taxes: $2,960.00
Davidson County
DEEDWARR
3 pgs
20251229-0102413

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251152879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $800,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2025.

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Concord Park West Trust 73 Concord Park West Nashville TN 37205	New Owner	Tax Parcel ID No. 116-08-0C-073.00 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, **Shyam Malhotra and Veena Malhotra and Rishi Malhotra and Rachna Rao, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Russel D. Hiller IV, Trustee of the Concord Park West Trust**, ("Grantee"), his 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 building site No. 73 as shown on the Second Revised Plan of Sugartree, Phase 2, of record as Book 4860, page 79 and 80, as amended by instruments of record in Book 4912, page 276, Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SHYAM MALHOTRA AND VEENA MALHOTRA AND RISHI MALHOTRA, by deed from MARGARET M. EISNER, of record in Instrument No. 20181031-0108005, dated October 22, 2018, said Register's Office.

SHYAM MALHOTRA AND VEENA MALHOTRA AND RISHI MALHOTRA, conveyed to SHYAM MALHOTRA and VEENA MALHOTRA, and RISHI MALHOTRA and RACHNA RAO, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by quitclaim deed of record in Instrument No. 20201216-0148342, dated December 1, 2020, said Register's Office.

Said property was never the marital residence of Grantors.

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. 116-08-0C-073.00 CO.

Matters shown on the Plan of record in Plat Book 4860, pages 79 and 80, amended in Book 5005, page 144, in Book 5010, page 117, in Book 5015, page 550, Book 5084, page 960 and Book 5169, page 426, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 157, amended in Book 4874, page 463, Book 11758, page 466, Instrument No. 20170522-0050870, said Register's Office.

This is improved property located at 73 Concord Park West Nashville TN 37205

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 22nd day of December, 2025.

Shyam Malhotra

Veena Malhotra

Rachna ~~Roa~~ Rao RS

STATE OF Texas)

COUNTY OF Collin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shyam Malhotra and Veena Malhotra, and Rachna ~~Roa~~ Rao RS, 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 ~~22~~ 19 RS day of December, 2025.

Notary Public

My Commission Expires: 10/21/26

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 12948592-0

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2025.

Rishi Malhotra

STATE OF New York)

COUNTY OF Nassau)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rishi Malhotra, 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 22nd day of December, 2025.

Notary Public

JIJU ABRAHAM
NOTARY PUBLIC-STATE OF NEW YORK
Reg. No: 01AB6278537
Qualified in Nassau County
My Commission Expires March 25, 2029

My Commission Expires: _____