PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch # 1369245 DEEDWARR
01/13/2026 09:30:07 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20260113-0002898

Warranty Deed

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. Janice Collins Affiant Subscribed and sworn to before me, this the 9th day of January, 2026. Kim Murray Notary Public My commission expires: 3/7/26

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 Numbers:
Sashikanth Kodali Ramya Smitha Suryadevara		104-04-0I-002.00-CO
8605 Shortleaf Ct	New Owner	
College Grove, TN 37046		

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, **1010 18 AVENUE SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SASHIKANTH KODALI, AND RAMYA SMITHA SURYADEVARA, HUSBAND AND WIFE**, 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. 2 of Musica Townhomes, A Planned Unit Development, A Horizontal Property Regime With Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20240805-0059509, in the Register's Office for Davidson County, Tennessee, to which reference of Exhibit "B" in the Declaration is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 1010 18 Avenue South, LLC, a Delaware limited liability company by Warranty Deed from Neon Sky Properties, a Tennessee general partnership as successor in interest to Neon Sky Music, a Tennessee general partnership of record in Instrument No. 20190610-0055215, Register's Office for Davidson County, Tennessee, dated June 07, 2019 and recorded on June 10, 2019.

Being a portion of the same property conveyed to 1010 18 Avenue South, LLC, a Delaware limited liability company by Quitclaim Deed from Neon Sky Properties, a Tennessee general partnership as successor in interest to Neon Sky Music, a Tennessee general partnership of record in Instrument No. 20190610-0055216, Register's Office for Davidson County, Tennessee, dated June 07, 2019 and recorded on June 10, 2019.

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

The address of the herein described property is believed to be 1012B 18th Avenue South, Nashville, TN 37212, 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 the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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 9th day of January, 2026.

1010 18 Avenue South, LLC, a Delaware Limited Liability Company

By: _____
Mark McGinley, Authorized Agent

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 Mark McGinley, 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 Agent of 1010 18 Avenue South, LLC, a Delaware 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 9th day of January, 2026.

_____
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY