Karen Johnson Davidson County
Batch# 1373336 DEEDWARR
01/29/2026 12:54:30 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20260129-0006338

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2026

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. EB-26-1001

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shibu K. Raj	The Loan Store	
(NAME) 1835 Sound Trace ~~4683 Ridge Bend Drive~~	(NAME) 6340 N. Campbell Ave, Ste 120	050-07-0C-283.00-CO
(ADDRESS) ~~Nashville, TN 37207~~ Brentwood TN 37027	(ADDRESS) Tucson AZ 85718	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Prabhu Thoppudu Amaresan and Lakshmi Prabhu, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shibu K. Raj,** HEREINAFTER CALLED THE GRANTEE, 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. 283, on the plan of Skyridge Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210914-0123153, amended and restated in Instrument 20211222-0168892, amended in Instrument 20220404-0038936, Instrument 20220419-0045110 and Instrument 20220509-0052784, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Prabhu Thoppudu Amaresan and Lakshmi Prabhu, husband and wife by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20221222-0132172 Register's Office for Davidson County, Tennessee, dated December 22, 2022 and recorded on December 22, 2022.

This is property more commonly known as 4683 Ridge Bend Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 23rd day of January, 2026.

Prabhu Thoppudu Amaresan

Lakshmi Prabhu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of January, 2026, before me personally appeared Prabhu Thoppudu Amaresan and Lakshmi Prabhu, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of January, 2026.

Notary Signature
My commission expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires
Apr. 18, 2028

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/23/2026 (date of document).

Affiant Signature
Date 1/23/2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202601290006338