Karen Johnson
Batch # 1377301
02/09/2026 09:56:48 AM
Fees: $13.00 Taxes: $1,295.00
20260209-0009140

Davidson County
DEEDWARR
2 pgs

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Benedict Maliakkal **2641 Blakemore Ave Unit 13** **Nashville, Tennessee 37212**	**Guaranteed Rate Inc.** **3940 N Ravevnwood Ave** **Chicago, Illinois 60613**	MAP **104** GROUP **07 0A** PARCEL **013.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

DHB R LLC, a Wyoming Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Benedict Maliakkal,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 13, Blakemore Square Condominiums, as established by Master Deed of record in Book 6864, page 237, amended in Book 6962, page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to DHB R LLC by Substitute Trustee's Deed from Western Progressive - Tennessee, Inc. and AVT Title Services, LLC, as Co-Substitute Trustee's for TRSTE II, Inc., Trustee, dated November 3, 2025 and filed of record November 7, 2025 as Instrument No. 20251107-0088975, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Gadsden Place II, of record in Master Deed 6962, page 125, said Register's Office.
3. Master Deed of record as Book 6864, page 237 and amended as Book 6962, page 125, said Register's Office.
4. By-Laws contained in instrument of record as Book 6864, page 266, said Register's Office.
5. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **2641 Blakemore Ave, Unit 13, Nashville, Tennessee 37212.**

Such an 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 **Benedict Maliakkal**, their heirs and assigns, forever,

and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 6th day of February 2026.

DHB R LLC, a Wyoming Limited Liability Company

By: Dan Heichelbech, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Dan Heichelbech, Member** of **DHB R LLC, a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 6th day of February 2026.

NOTARY PUBLIC
My Commission Expires: 03.09.27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of February 2026.

NOTARY PUBLIC
My Commission Expires: 03.09.27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY