Karen Johnson Davidson County
Batch# 1389319 DEEDWARR
03/06/2026 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20260306-0018098

WARRANTY DEED

(SEAL)

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: 12/20/27

File #26-TL-1002-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pradeep Doraiswamy and Rajeshwari Doraiswamy	New Owner	
(NAME)	(NAME)	
1002 Sutton Hill Road		**118 09 0 141.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHRISTINE E. ROYER AND HUSBAND, JEFFEREY N. COPELAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

PRADEEP DORAISWAMY AND RAJESHWARI DORAISWAMY, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lots 6 & 7 of Block "F" on the MAP OF BATTLEFIELD ESTATES, SECTION NO. 2, recorded in Plat Book 843, Page 108, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Sutton Hill Road, 110 feet west of the northwest intersection of said Road and Craig Avenue, being the southwest corner of Lot 7 conveyed to Edith L. E. Cox by deed from C. E. Kelley of record in Book 1077, Page 521, said Register's Office; thence along Cox's westerly line, crossing the common line of Lot 6 and 7 at 66.63 feet, in all along said line 169.83 feet to a point in the line between Lot Nos. 5 and 6; thence with the line between said lots westerly 22.8 feet to an iron pin, the common corner of Lot Nos. 4, 5, 6 and 7; thence southwesterly across Lot No. 7, 87.5 feet to a point in the common line of Lot Nos. 3 and 7, which is 33 feet South of the common westerly corner of Lot Nos. 4 and 7; thence with the line between Lot Nos. 3 and 7, southerly 116.5 feet to a point in the north margin of Sutton Hill Road, the common southerly corner of Lot Nos. 3 and 7; thence with the said margin of said road, easterly 70 feet to the beginning.

Being the same property conveyed to Christine E. Royer and husband, Jefferey N. Copeland, by Quitclaim Deed from Christine E. Royer, of record in Instrument No. 20090604-0051774, in the Register's Office of Davidson County, Tennessee, dated May 28, 2009 and recorded on June 04, 2009.

Being the same property conveyed to Christine E. Royer, by Warranty Deed from Steven D. Van Nort and wife, Carolyn G. Van Nort, of record in Instrument No. 20021218-0155912, in the Register's Office of Davidson County, Tennessee, dated December 16, 2002 and recorded on December 18, 2002.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BATTLEFIELD ESTATES, SECTION NO. 2, as recorded in Plat Book 843, Page(s) 108.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1002 Sutton Hill Road, Nashville, TN 37024**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 5th day of March, 2026.

Christine E. Royer

Jefferey N. Copeland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2026, before me personally appeared Christine E. Royer, 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 5th day of March, 2026.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

On this 5th day of March, 2026, before me personally appeared Jefferey N. Copeland, 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 5th day of March, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 03/5/2026 (date of document).

Karla I Kard
Affiant Signature

03/5/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of March, 2026.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

