Name and Address of New Owner:
Carolyn Kalil and Joseph R. Polenzani,
Co-Trustees of Kalil Family Trust
857 Windstone Boulevard
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1396443 DEEDWARR
03/24/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20260324-0023176

Map & Parcel No: 083-13-0-440.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sujit Das, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carolyn Kalil and Joseph R. Polenzani, Co-Trustees of the Kalil Family Trust fbo Carolyn Kalil,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot(s) 136, of Block O as Shown on the map entitled Lindsley Home Place, of Record in Plat Book 2, Page(s) 92, Chancery Court at Nashville. said Lot No. 136 fronts 50 feet on the Northerly side of Lillian Avenue and Runs Back Between Parallel Liens with the Easterly Margin of South 15th Street, 150 Feet to An Alley.

Being the same property conveyed to Sujit Das by Warranty Deed from Lucas Alexander Kammerer and Michelle Tigard Kammerer, Trustees of The Kammerer Revocable Living Trust dated June 27, 2023, dated June 23, 2025, of record in Instrument No. 20250701-0051603, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1501 Lillian Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of March, 2026.

_____(SEAL)
Sujit Das

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2026, before me personally appeared Sujit Das, 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 20th day of March, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,075,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of March, 2026.

_____
Notary Signature
My commission expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 20 day of March, 2026.

Affiant Signature
Date 3/23/26

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 08-10-2027