Karen Johnson Davidson County
Batch# 1399815 DEEDWARR
03/31/2026 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20260331-0025474

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $760,000.00.

Affiant

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

Subscribed and sworn before me this the 27th day of March, 2026.

Notary Public
My commission expires: 07/02/29

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Keerthi Akkineni 5100 Glencarron Dr. Nashville, TN 37220	SAME AS NEW OWNER	161-01-0B 105.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM H. PROCTOR, JR. AND SHERYLL C. PROCTOR, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KEERTHI AKKINENI, A SINGLE PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Aberdeen Woods, Phase Three, Section One, a Planned Unit Development, of record in Instrument No. 20000523-0051434, Register's Office for Davidson County, Tennessee, accurate to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William H. Proctor, Jr. and Sheryll C. Proctor, husband and wife, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated 5/15/2002 and recorded 5/28/2002 in Instrument No. 20020528-0064510, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5100 Glencarron Dr., Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of March, 2026.

William H. Proctor, Jr.

Sheryll C. Proctor By William H. Proctor, Jr., Attorney-In-Fact

Sheryll C. Proctor By
William H. Proctor, Jr.
Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William H. Proctor, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2026.

My commission expires: 9/21/26

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TN
COUNTY OF Williamson

On this 27 day of March, 2026, before me, the undersigned Notary Public in and for said County and State, personally appeared William H. Proctor, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sheryll C. Proctor, by General Durable Power of Attorney dated April 22nd, 2025 and of record in Instrument Number 202603310025473 in the Registers Office of Davidson County, and who acknowledged that he executed the same as the free act and deed of Sheryll C. Proctor.

Witness my hand and official seal this 27 day of March, 2026.

My Commission Expires: 9/21/26

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 03/27/2026.

John Cobb Rochford

Date: 03/27/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 03/27/2026.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29