WARRANTY DEED

Karen Johnson Davidson County
Batch# 1400511 DEEDWARR
04/02/2026 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $4,885.67
20260402-0026503

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,320,450.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH 2026.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 3/9/2027

STACY R JACOBS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vinay Sakaleshpura Mallikarjuna & Fnu Sakshi	New Owner	**131-02-2W-001.00CO**
(NAME)	(NAME)	
1929-A Kimbark Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **HUONG T. LE, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VINAY SAKALESHPURA MALLIKARJUNA AND FNU SAKSHI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 A of 53 Colonial Cottages, a planned unit development, as shown on Exhibit "B" in the Declaration of Covenants Conditions and Restrictions for 53 Colonial Cottages, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20160420-0038438, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description of said Unit.

The easements restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of 53 Colonial Cottages, a Horizontal Property Regime contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160420-0038438 and By-laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Huong T. Le, an unmarried woman, by Warranty Deed from Aspen Construction Holdings, LLC, a Tennessee limited liability company dated April 3, 2017 and recorded April 12, 2017, of record in Instrument Number 20170412-0035712, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1929-A Kimbark Drive** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37215** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2026 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Instrument No. 20160420-0038438 and Book 1130, page 102 said Register's Office; (c) Restrictions of record in Instrument No. 20160420-0038438, said Register's Office.

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 hand this 30th day of March 2026.

Huong T. Le

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Huong T. Le, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of March 2026.

Commission expires: 5/9/26

RAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Certificate of Authenticity

I, Lacey Chumley, 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

March 30, 2026.

Date

Lacey Chumley

Affiant Signature

April 1, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of April, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON