Warranty Deed

Karen Johnson Davidson County Batch# 1402617 DEEDWARR 04/07/2026 12:27:30 PM 4 pgs Fees: $23.00 Taxes: $699.30 20260407-0027912	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $189,000.00 Affiant Subscribed and sworn to before me, this the 31st day of March, 2026. Notary Public My commission expires:

SONDRA MOUNCE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/21/2029 MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Adarsh K. Raveendran	SAME AS NEW OWNER	181-02-0A-151.00-CO
1541 Copperstone Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER SHAWN EWING AND RENEE MICHELLE EWING TAYLOR, CO-TRUSTEES OF THE VIRGINIA ANN EWING IRREVOCABLE TRUST DATED SEPTEMBER 14, 2021**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADARSH K. RAVEENDRAN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. I-6 as set forth in the First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of the Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq. as amended, of record as Instrument No. 20070801-0091466 in the Register's Office for Davidson County, Tennessee, subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said units also being shown as part of exhibit "A" to said First Supplement.

Being the same property conveyed to Virginia Ann Ewing by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20090219-0014620 Register's Office for Davidson County, Tennessee, dated February 11, 2009 and recorded on February 19, 2009.

Being the same property conveyed to Christopher Shawn Ewing and Renee Michelle Ewing, as co-trustees Virginia Ann Ewing Irrevocable Trust by Warranty Deed from Virginia Ann Ewing of record in Instrument No. 20211102-0146582 Register's Office for Davidson County, Tennessee, dated October 18, 2021 and recorded on November 02, 2021.

The Virginia Ann Ewing Irrevocable Trust dated September 14, 2021

By: Renee Ewing Taylor
Renee Michelle Ewing Taylor, Co-Trustee

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Renee Michelle Ewing Taylor, Co-Trustee of The Virginia Ann Ewing Irrevocable Trust dated September 14, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2026.

Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1·22·29

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 8501 Burnham Lane #6, Antioch, TN 37013, but such 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2026.

The Virginia Ann Ewing Irrevocable Trust dated September 14, 2021

By: Christopher Shawn Ewing, Co-Trustee

Christopher Shawn Ewing, Co-Trustee

STATE OF Virginia

COUNTY OF Loudoun

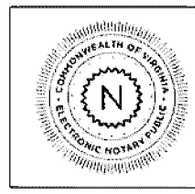
Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Shawn Ewing, Co-Trustee of The Virginia Ann Ewing Irrevocable Trust dated September 14, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2026.

Electronic Notary Public

Notary Public Gloria Asare

My Commission Expires: 12/31/2028



Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

Notarized remotely online using communication technology via Proof.

CERTIFICATION

I, Chase M. Cosner (owner/preparer of document), 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 3/31/26 (date).

Affiant Signature

3/31/26
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 31 day of March 2026.

Notary Signature

My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/21/2029
MAURY COUNTY