Karen Johnson Davidson County
Batch# 1402734 DEEDWARR
04/07/2026 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260407-0028055

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $405,000.00. Affiant Subscribed and sworn to before me, this the 31st day of March, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

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:
Narasimha Sudarshan and Kajal Narasimha	New Owner(s)	073-16-0-038.00
15 Longmeadow Road		
Winnetka, IL 60093		

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, **SHANNON JUNE BULLARD, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NARASIMHA SUDARSHAN AND KAJAL NARASIMHA, HUSBAND AND WIFE**, 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 Lot number 23 on the Plan of George I. Waddey's Sunset View, Section 3, a Plan of which is of record in Book 2663, page 44, Register's Office for said County.

Said Lot number 23, fronts 133.88 feet, more or less, on the westerly side of Cordell Drive and runs back westerly 185.8 feet, more or less, to the northerly line and 226.7 feet, more or less, to the southerly line, to a line in the rear on which it measures 135.8 feet.

Being the same property conveyed to Herbert W. Miller and wife, Betty H. Miller by Warranty Deed from Dan C. Mosley an wife, Louise D. Mosley of record in Book 3961, Page 827, Register's Office for Davidson County, Tennessee, dated November 22, 1965 and recorded on November 23, 1965.

Said Herbert W. Miller and Betty H. Miller aka Betty Bright Stinson, Both Deceased

Being the same property conveyed to Tommy Joe Hardison, an unmarried man by Quitclaim Deed from Tommy Joe Hardison, in my capacity as Executor of the Estate of Betty Bright Stinson of record in Instrument No. 20141204-0111298 Register's Office for Davidson County, Tennessee, dated December 04, 2014 and recorded on December 04, 2014.

The said Tommy Joe Hardison having since died testate on December 16, 2022.

Being the same property conveyed to Shannon June Bullard, married by Quitclaim Deed from Shannon June Bullard, married of record in Instrument No. 20230605-0042314 Register's Office for Davidson County, Tennessee, dated June 02, 2023 and recorded on June 05, 2023.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 2923 Cordell Drive, Nashville, TN 37214, 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.

Shannon June Bullard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shannon June Bullard, 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

My Commission Expires: 6/18/2028

JATIN A SHAH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 31. 2026

Affiant Signature

6th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

