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 $376,000.00.

Affiant

Subscribed and sworn before me this the 10th day of April, 2026.

Notary Public
My commission expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1405067 DEEDWARR
04/14/2026 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20260414-0030247

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Puneet Bhardwaj 300 Alice Ave Nashville, TN 37211	New Owner	147-07-4F 002.00

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, **MARIA ADRIANA ARREDONDO LOPEZ, UNMARRIED WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PUNEET BHARDWAJ AND ANJUM KAUSHIK, HUSBAND AND WIFE**, 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 Unit B of 302 Alice Townhomes, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. Instrument No. 20241120-0090575, as corrected in Instrument No. 20250728-0059506, as amended in Instrument No. 20250730-0060168, Register's Office for said County, and being shown on plan attached thereto as Exhibit B, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Maria Adriana Arredondo Lopez, unmarried, by deed dated 04/01/2016, from Aubrey S. Pratt and wife, Frances E. Pratt a/k/a Francis E. Pratt, of record in Instrument No. 20160404-0032081, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 300 Alice Ave, Nashville, TN 37211.

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 10th day of April, 2026.

Maria Adriana Arredondo Lopez by Erick Ramirez Arredondo her Attorney in Fact
Maria Adriana Arredondo Lopez by Erick Ramirez Arredondo, her Attorney-in-Fact

STATE OF TN
COUNTY OF Williamson

On this 10 day of April, 2026, before me, the undersigned Notary Public in and for said County and State, personally appeared Erick Ramirez Arredondo 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 Maria Adriana Arredondo Lopez by Erick Ramirez Arredondo, her Attorney-in-Fact, by her Power of Attorney dated March 11, 2026 and who acknowledged that he executed the same as the free act and deed of Erick Ramirez Arredondo.

Witness my hand and official seal this 10th day of April, 2026.

My Commission Expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4/10/26.

Affiant Signature – Joshua A. Terry

4/13/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/13/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5·10·27