Karen Johnson Davidson County
Batch# 1410479 DEEDWARR
04/23/2026 01:53:30 PM 4 pgs
Fees: $23.00 Taxes: $4,255.00
20260423-0034399

WARRANTY DEED

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/13/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-16-2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 3896-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Abhilash Guduru and Sruthi S. Merneedi		072-13-0-467-00
1008 Douglas Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Douglas Estates LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abhilash Guduru and Sruthi S. Merneedi, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 1, on the plan of Resub of Lot 25 Sharp & Horn's 4th Addition, as of record in Plat Instrument No. 20220310-0027787, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Sapphire Development Group, LLC, a limited liability company by Warranty Deed from Roger Pilkinton, dated December 7, 2021 and recorded December 14, 2021 in Instrument No. 20211214-0165241, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Douglas Estates, LLC,a Tennessee limited liability company and Elevate Vista, LLC, a Tennessee limited liability company by Quitclaim Deed from Sapphire Development Group, LLC, a limited liability company, dated May 4, 2022 and recorded May 9, 2022 in Instrument No. 20220509-0052811, Register's Office of Davidson County, Tennessee; and Corrective Deed of record in Instrument NO. 202208260096436, said Register's Office.

Being the same property conveyed to Douglas Estates, LLC,a Tennessee limited liability company by Quitclaim Deed from Elevate Vista LLC, a Tennessee limited liability company dated September 19, 2025 and recorded September 22, 2025 in Instrument No. 20250922-0075656, as corrected in Instrument No. 20260318-0021410, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1008 Douglas Avenue Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 13, 2026

Douglas Estates LLC, a Limited Liability Company

By: _____
Josephine Saffert, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Josephine Saffert, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member (or other officer authorized to execute the instrument) of Douglas Estates LLC, the within named bargainor, a Tennessee limited liability company, and that Josephine Saffert as such Sole Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this April 13, 2026.

_____
Notary Public

My Commission Expires: 9·16·2029

LYNAE WILDER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 3896-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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

April 13, 2026.

Date

Lacey Chumley

Affiant Signature

April 23, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 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