Karen Johnson Davidson County
Batch# 1412049 DEEDWARR
04/28/2026 10:13:30 AM 4 pgs
Fees: $23.00 Taxes: $7,159.50
20260428-0036843

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39170-03-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,935,000.00. Affiant Subscribed and sworn to before me this 24th day of April, 2026. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lalita Madhuri Mallampalli Sridhar Goteti 5817 Woodland Hills Drive Nashville, TN 37211	New Owner	Map and Parcel No.: 172020A01200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Rich Luxury Development LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Lalita Madhuri Mallampalli and Sridhar Goteti, wife and husband (collectively, "Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5817 Woodland Hills Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of April, 2026.

GRANTOR:

RICH LUXURY DEVELOPMENT LLC
a Tennessee limited liability company

BY: _____
Brendan C. Rich, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Brendan C. Rich, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Sole Member of Rich Luxury Development LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of April, 2026.

_____
Notary Public
My Commission Expires:

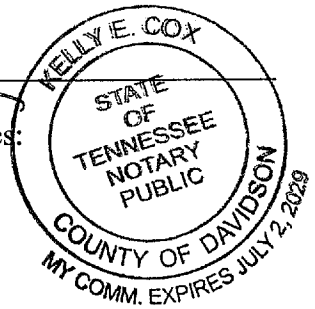


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 12 of Myrtlewood Estates - Section 8, a Planned Unit Development (formerly Brentwood Oaks Expansion), of record in Instrument Number 20170918-0095179, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to Rich Luxury Development LLC, a Tennessee limited liability company, by deed dated March 7, 2022 from Lucas Hathaway, a single man, of record in Instrument No. 20220314-0029290, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Myrtlewood Estates - Section 8, a Planned Unit Development (formerly Brentwood Oaks Expansion), as recorded in Plat Instrument No. 20170918-0095179, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180920-0093374, as amended by Instrument No. 20190701-0063431, Register's Office for Davidson County, Tennessee.
6. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6489, Page 537, Register's Office for Davidson County, Tennessee.
7. Easement recorded in Book 7950, Page 224; Book 7950, Page 227; Instrument No. 19991222-0306125 and Instrument No. 20080118-0006026, Register's Office for Davidson County, Tennessee.
8. Easement for Driveway Access, recorded in Instrument No. 20201020-0121943, Register's Office for Davidson County, Tennessee.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080227-0018946, Register's Office for Davidson County, Tennessee.
10. Deed of Conveyance recorded in Book 5691, Page 548, Register's Office for Davidson County, Tennessee.
11. Notice of Completion of record in Instrument No. 202604130029884, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/24/26 (date of document).

Affiant Signature

4/27/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of April, 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

