Karen Johnson Davidson County
Batch# 1412135 DEEDWARR
04/28/2026 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,575.20
20260428-0037008

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353778

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $696,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2026.

Notary Public
My Commission Expires: 7/05/29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sunil Narang and Jinny Narang 9564 Dresden Square Brentwood, TN 37027	Bank Of America,NA 101 SouthTryon ST Charlotte, NC 28255	Tax Parcel ID No. 091 05 4L 001.00 CO

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, **Cameron Lawrence Rust and Andrea Marus Rust, husband and wife** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Sunil Narang and Jinny Narang, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of SIXFORTYSIX VERNON AVENUE, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20210625-0086330, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete identification and description of the property.

Being the same property conveyed to Cameron Lawrence Rust and Andrea Katherine Marus, by Warranty Deed from Jean Lafitte Designs, LLC, a Tennessee limited liability company, of record in Instrument No. 20230302-0015006, in the Register's Office of Davidson County, Tennessee, dated February 28, 2023 and recorded on March 2, 2023.

Andrea Katherine Marus is now known as Andrea Marus Rust.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TERRELL SUBDIVISION, as recorded in Plat Book 5800, Page 24.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210625-0086330.

Charter for SixFortySix Vernon Avenue Homeowners' Association, Inc. recorded as Instrument No. 20210713-0094319.

This is improved property located at 646A Vernon Avenue Nashville TN 37209

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15 day of April, 2026.

Cameron Lawrence Rust
Cameron Lawrence Rust

Andrea Marus Rust
Andrea Marus Rust

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cameron Lawrence Rust and Andrea Marus Rust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of April, 2026.

Notary Public
My Commission Expires: Nov 13 2027

TERRY HERVERY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Certificate of Authenticity

I, Ryan Bafford, 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 22, 2026
Date

Affiant Signature

4/22/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 22th day of April, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY