Karen Johnson Davidson County
Batch# 1414959 DEEDWARR
05/01/2026 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260501-0039105

WARRANTY DEED

KATHERINE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-14-2026

G-ORE-26-07573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$525,000.00~~

Paul G. Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 30th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Irrevocable Trust Agreement for the benefit of Paul Gardner	NEW OWNER	
(NAME)	(NAME)	**181-10-0A-297.00-CO**
7573 Oakledge Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **NAGESH RAMARAO ARAGAM AND CINDY L. ARAGAM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL D. GARDNER, TRUSTEE OF THE IRREVOCABLE TRUST AGREEMENT FOR THE BENEFIT OF PAUL D. GARDNER DATED FEBRUARY 4, 2026,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1024 on the Plan of Autumn Oaks Subdivision, Phase 10B of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nagesh Ramarao Aragam and Cindy L. Aragam, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20141113-0104978 Register's Office for Davidson County, Tennessee, dated November 10, 2014 and recorded on November 13, 2014.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20140331-0026145, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010912-0099443, as amended in Instrument No. 20030513-0064238, Instrument No. 20100414-0028160 and Instrument No. 20101206-0096935, , Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6704, Page 397, Book 6704, page 405 and Book 6968, Page 30, in the Register's Office for Davidson County, Tennessee.
- Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 9343, Page 196, in the Register's Office for Davidson County, Tennessee.
- Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 9343, Page 199, in the Register's Office for Davidson County, Tennessee.
- Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 7515, Page 298, in the Register's Office for Davidson County, Tennessee.
- Ingress & Egress to Cemetery of record in Book 6704, Page 397, in the Register's Office for Davidson County, Tennessee.
- Easement for the purpose of obtaining water from the spring as set out in the deed of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 261, Page 284, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement to Gulf Interstate Gas Company of record in Book 2245, Page 271 and Partial Release of Right of Way of record in Book 6968, page 25, in the Register's Office for Davidson County, Tennessee.
- Contract of Easement and furnishing of water of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement to the Columbia Transmission Company of record in Book 4240, Page 667, in the Register's Office for Davidson County, Tennessee.

- Subject to boundary plat of Autumn Oaks of record in Book 6900, page 786, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book Book 11217, Page 799, and in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030110-0004645, Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903, in the Register's Office for Davidson County, Tennessee.
- Notice of Acceptance of Public Infrastructure of record in Instrument Number 20101207-0097319, in the Register's Office for Davidson County, Tennessee.
- Charter of Autumn Oaks Homeowner's Association, Inc. of record in Instrument Number 20010912-0099442, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7573 Oakledge Dr, Brentwood, Tennessee 37027**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF APRIL, 2026.

Nagesh Ramarao Aragam

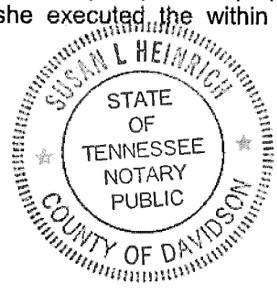
Cindy L. Aragam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NAGESH RAMARAO ARAGAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2026.

Notary Public
My Commission Expires: 2/6/26
(SEAL)

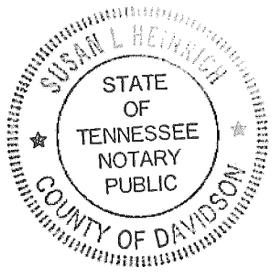


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CINDY L. ARAGAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2026.

Notary Public
My Commission Expires: 2/6/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4-30-26.

Date

Affiant Signature

4-30-26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of April, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

