39B

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1415377 DEEDWARR
05/04/2026 01:20:55 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00

20260504-0039711

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00

Madeline Wells
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/01/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/12/30

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
CELIA T. POSTON-WILLIAMSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 190D Saundersville Road
Hendersonville, TN 37075
file # 4901-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Madeline Wells	Renasant Bank	091-05-1C-057.00-CO
732 James Avenue	2001 Park Place N. Ste 150	
Nashville, TN 37209	Birmingham, AL 35203	

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,

Megha Salani, a married woman

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

Madeline Wells, unmarried woman

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 57, on the Horizontal Property Regime for 2 Aves, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180926-0095647 and amended in Instrument No. 20190426-0038655, Instrument No. 20190709-0066829 and Instrument No. 20200309-0026202, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Megha Salani, unmarried by Special Warranty Deed from RSD Vernon and James, LLC, a Tennessee limited liability Co of record in Instrument No. 20201222-0152250 Register's Office for Davidson County, Tennessee, dated December 16, 2020 and recorded on December 22, 2020.

Amit Jain joins in the conveyance for the express purpose of relinquishing all his/her right, title, and interest to said property, marital, or otherwise.

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 732 James Avenue Nashville, TN 37209

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 May 1, 2026}.

Megha Salani

Megha Salani

Amit Jain

Amit Jain

Texas

STATE OF ~~TENNESSEE~~

COUNTY OF ~~Davidson~~ Kaufman

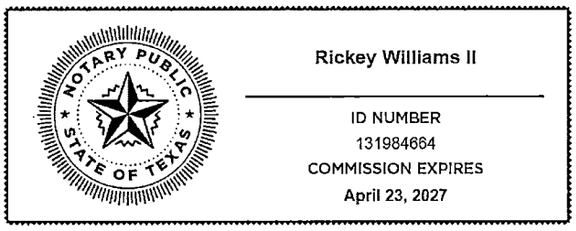
Personally appeared before me, a Notary Public of said County and State, Megha Salani and Amit Jain, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~May 1~~ April 30th 2026.

Rickey Williams II

Notary Public State of Texas Rickey Williams II

My Commission Expires: 04/23/2027



File #: 4901-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Angela Y. Poston-Williamson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 5/1/26.

Angela Y. Poston-Williamson

Date: 5/1/26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 1st day of May, 2026.

Lydia H Weaver
Notary Public

My commission Expires: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SEAL