WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415819 DEEDWARR
05/05/2026 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $4,069.63
20260505-0040565

W-ZT-26-1212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,099,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/15/28
(AFFIX SEAL)

THARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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)
Lee Hoang Mai and Tharani Theivakumar		
(NAME)	(NAME)	**071-15-0-354.00**
1212 Stockell St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **PURPLE DOORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEE HOANG MAI, AN UNMARRIED MAN, AND THARANI THEIVAKUMAR, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 88 on the Plan of The Benedict Land Company's Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No.88 fronts 50 feet on the Westerly side of Meridian Street and runs back between parallel lines, along the Northerly Margin of Scott Avenue, 173 3/4 feet to an alley.

Being the same property conveyed to Purple Doors LLC, a Tennessee limited Liability Company by Warranty Deed from Kyne Marshall, a married man of record in Instrument No. 20220413-0042551 Register's Office for Davidson County, Tennessee, dated March 28, 2022 and recorded on April 13, 2022.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Restrictive Covenant for Accessory Dwelling, Detached Historical of record in Instrument Number 20220914-0102658 and Instrument Number 20250205-0008846, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs For Regulated Infill of record in Instrument Number 20251211-0098765, 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: **1212 Stockell St, Nashville, Tennessee 37207**.

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 1st DAY OF MAY, 2026.

Purple Doors, LLC

BY: _____
Corey Lavinder
Chief Exeutive Manager

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COREY LAVINDER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF EXEUTIVE MANAGER of PURPLE DOORS, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF EXEUTIVE MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of May, 2026.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Certificate of Authenticity

I, Joshua A. Terry, 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 5/14/26.

Affiant Signature – Joshua A. Terry

5/14/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/14/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON