This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1417241 DEEDWARR
05/07/2026 08:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260507-0041029

New Owner:	**Send Tax Bill:**	**Map/Parcel**
PRADEEP K. PATNAIK & BEVERLY S. PATNAIK 429 Carphilly Court Brentwood, TN 37027	SAME	172-05-0-B-135.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

LISA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-28-2027

Sworn to and subscribed before me this May 6, 2026.

Notary Public

My Commission Expires: 02/28/2027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, BEVERLY S. PATNAIK, married, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to PRADEEP K. PATNAIK and BEVERLY S. PATNAIK, husband and wife, as tenants by the entireties.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this May 6, 2026.

By: Beverly S. Patnaik
BEVERLY S. PATNAIK

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEVERLY S. PATNAIK, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this May 6, 2026.

NOTARY PUBLIC

My Commission Expires: 02/28/2027

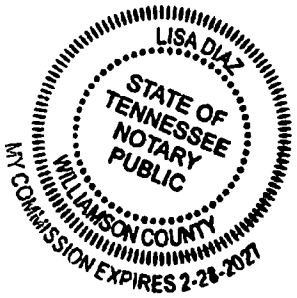


Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Sterling Oaks, Phase III, (Edmondson Way PUD), of record in Instrument No. 20001122-0115320, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to BEVERLY S. PATNAIK, married, by Warranty Deed of record from ROBERT M. DREYFUS, III and wife, JULIE FAYE K. DREYFUS, in Instrument No. 20131022-0110154, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 429 Carphilly Court, Brentwood, Tennessee 37027.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 May 6, 2026 (date of document).

Signature

May 6, 2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of May 2026.

Notary Public
My Commission expires: 2/28/2027

