Karen Johnson Davidson County
Batch# 1421130 DEEDWARR
05/15/2026 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20260515-0043925

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39195-04-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. _____ Affiant Subscribed and sworn to before me this 15th day of May, 2026. _____ Notary Public My Commission Expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 11/2/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jenna Rene Walter 833 W Hillview Drive Brentwood, TN 37027	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	Map and Parcel No.: 16000013600

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, Chaya Akkineni, as Trustee of The Chaya Akkineni Living Trust under agreement dated January 30, 2017 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jenna Rene Walter, unmarried ("Grantee"), Grantee's heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 833 West Hillview Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of May, 2026.

GRANTOR:

Chaya Akkineni, as Trustee of
The Chaya Akkineni Living Trust
under agreement dated January 30, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chaya Akkineni, as Trustee of The Chaya Akkineni Living Trust under agreement dated January 30, 2017, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

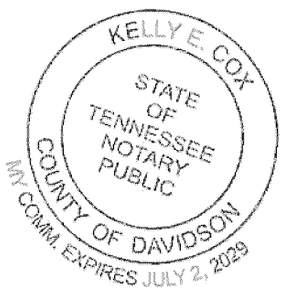


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 15 on the Plan of Section Three Boker Heights, as of record in Plat Book 4300, page 62, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Gopichand Akkineni and wife, Chaya Akkineni by deed dated, October 31, 1995 from Nationsbanc Mortgage Corporation of record in Book 9852, page 53, Register's Office for Davidson County, Tennessee. Gopichand Akkineni has since conveyed his interest in said property to Chaya Akkineni by Quit Claim Deed of record as Instrument No. 20000407003524 7, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 30, 2017 of record in Instrument No. 20170201-0010509, Register's Office for Davidson County, Tennessee, Chaya Akkineni conveyed subject property to The Chaya Akkineni Living Trust, Chaya Akkineni, Trustee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictive covenants contained in an instrument of record in Book 4550, page 142, Register's Office for Davidson, County, Tennessee.
5. All matters appearing on the Plan of record in Plat Book 4300, page 62, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Christina Higgins, 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 5/15/2026.

Date

Affiant Signature

5/15/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of May, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029