Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,875,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of June, 2026. Notary Public My commission expires: 03/09/2027

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Karen Johnson Davidson County
Batch # 1427633 DEEDWARR
06/03/2026 12:48:43 PM 2 pgs
Fees: $13.00 Taxes: $6,937.50
20260603-0050137

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-C26-1126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
McKinley Crawford Duffer and Jentry Leigh Duffer	SAME AS NEW OWNER	131-12-0V-002.00-CO
1126 Battery Lane		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRAVEEN DANDAMUDI AND ANITA DANDAMUDI, TRUSTEES OF DANDAMUDI FAMILY REVOCABLE TRUST DATED FEBRUARY 13, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCKINLEY CRAWFORD DUFFER AND JENTRY LEIGH DUFFER, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit B of 1124 Battery Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenant, Conditions and Restrictions for 1124 Battery Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150409-0031390, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the units, property, co-owners and tenants of 1124 Battery Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150409-0031390, and Bylaws appended thereto as Exhibit "C", said Register's Office are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Praveen Dandamudi and Anita Dandamudi by Warranty Deed from Carlos M. Sanchez, Married and Anthony Amico, Married, As Tenants in Common of record in Instrument No. 20170306-0022111 Register's Office for Davidson County, Tennessee, dated March 02, 2017 and recorded on March 06, 2017.

Being the same property conveyed to Praveen Dandamudi and Anita Dandamudi, Trustees of The Dandamudi Family Revocable Trust dated February 13, 2020 by Quitclaim Deed from Praveen Dandamudi and Anita Dandamudi of record in Instrument No. 20200323-0031333 Register's Office for Davidson County, Tennessee, dated March 10, 2020 and recorded on March 23, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1126 Battery Lane, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of June, 2026.

Dandamudi Family Revocable Trust dated February 13, 2020

By:_____
Praveen Dandamudi, Trustee

By:_____
Anita Dandamudi, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Praveen Dandamudi and Anita Dandamudi, Trustees of Dandamudi Family Revocable Trust dated February 13, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of June, 2026.

_____
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY