Karen Johnson Davidson County
Batch# 1429386 DEEDWARR
06/08/2026 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $6,382.50
20260608-0051381

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. KS-26-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 11.2.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Paul Dickerson and Shachi Kshemal Mankodi	NEW OWNER	
(NAME)	(NAME)	
806 Foster Hill		117-13-0B-048.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Suastegui LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald Paul Dickerson and Shachi Kshemal Mankodi, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 806 on the Plan of A Plat of Phase One of Abbottsford, A Planned Unit Development of record in Plat Book 6250, Page(s) 419 through 421, inclusive, amended in Book 6771, Page 683 and in Book 6800, Page 164, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia T. Lindler and spouse, John D. Lindler by Warranty Deed from Raymond C. Wallace and spouse, Brownie Wallace of record in Book 11154, Page 245, Register's Office for Davidson County, Tennessee, dated October 09, 1998 and recorded on October 13, 1998.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Patricia T. Lindler and spouse, John D. Lindler of record in Instrument No. 20251125-0094073 Register's Office for Davidson County, Tennessee, dated November 21, 2025 and recorded on November 25, 2025.

Being the same property conveyed to Suastegui LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20251203-0095987 Register's Office for Davidson County, Tennessee, dated November 21, 2025 and recorded on December 03, 2025.

This is property more commonly known as 806 Foster Hill, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand this 29th day of May, 2026.

Suastegui LLC, a Tennessee Limited Liability Company

By:_____
Alberto Suastegui, Member

By:_____
Claudia Suastegui, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, BRANDON LIPPMAN of the state and county mentioned, personally appeared Alberto Suastegui and Claudia Suastegui, Members of Suastegui LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Suastegui LLC, the within named bargainor, a Limited Liability Company, and that such Alberto Suastegui and Claudia Suastegui, Members of Suastegui LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in NASHVILLE, TN, this 29th day of May, 2026.

_____
Notary Signature

Printed Name: BRANDON LIPPMAN

My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 5/29/26 (date of document).

Affiant Signature

5/29/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

