Karen Johnson Davidson County
Batch# 1429633 DEEDWARR
06/09/2026 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $7,955.00
20260609-0051765

**Prepared By & Return To:**
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-26-1826

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00

RTalwar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of June, 2026

Notary Public

Commission Expires:

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Ruchika Talwar and Akaash Swarup<br>3916 B Caylor Dr<br>Nashville, TN 37215 | new owner | 117-13-0S-002.00-CO |

# WARRANTY DEED

FOR AND IN 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,

**Keith Gregory Brown and Dominique Elita Brown, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Ruchika Talwar and Akaash Swarup, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, 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 Homes at 3916 Caylor Drive, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3916 Caylor Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220610-0066188, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3916 Caylor Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220610-0066188, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to Chris Bagwell, married, and Mark T. Brown, married, as tenants in common by Warranty Deed from Mary Ann T. Pangle, being one and the same person as Mary Ann Pangle, unmarried, of record in Instrument No. 20220421-0046111, Register's Office of Davidson County, Tennessee, dated April 20, 2022 and recorded April 21, 2022.

Being a part of the same property conveyed to Bagwell Construction Co. and Mark T. Brown Construction, Inc., by Quitclaim Deed from Chris Bagwell, married, and Mark T. Brown, married, as tenants in common, of record in Instrument No. 20240403-0023244, Register's Office of Davidson County, Tennessee, dated March 21, 2023 and recorded April 03, 2024.

Being the same property conveyed to Keith Gregory Brown and Dominique Elita Brown, husband and wife by Warranty Deed from Bagwell Construction Co. LLC, a Tennessee Limited Liability Company, and Mark T. Brown Construction, Inc. a Tennessee Corporation of record in Instrument No. 20241016-0080249 Register's Office for Davidson County, Tennessee, dated October 07, 2024 and recorded on October 16, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3916 B Caylor Dr, Nashville, TN 37215

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 so 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.

Dated this the 4th day of June, 2026.

Keith Gregory Brown

Dominique Elita Brown

STATE OF TENNESSEE
COUNTY OF Williamson

On this ~~4th~~ 2nd day of June, 2026, before me personally appeared Keith Gregory Brown and Dominique Elita Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~4th~~ 2nd day of June, 2026.

Notary Signature
My commission expires: 5/10/27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/09/26.

Date

Affiant Signature

6/09/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of June, 26.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-27-2026