Karen Johnson Davidson County
Batch# 1437471 DEEDWARR
06/24/2026 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260624-0056810

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLC-39957-26

**WARRANTY DEED**

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of June, 2026

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Preston<br>1123 Woodbury Falls Ct<br>Nashville, TN 37221 | Same address as new owner | 128-12-0C-049-00 |

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY THOUSAND AND 00/100 Dollars ($390,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PRASHANTH BHAT AND RAVIKALA BHAT, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM DAVID PRESTON, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1123 on the Plan of Woodbury Townhomes, Phase I, as shown on the plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278, amended at Instrument No. 20080201-0010772 and Boundary Plat recorded at Instrument No. 20050216-0017693, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Prashanth Bhat and Ravikala Bhat, husband and wife, from Hayden L. Joseph and April Joseph, husband and wife, by Warranty Deed dated May 17, 2021 and recorded May 19, 2021 in Instrument #20210519-0067693, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1123 Woodbury Falls Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 18th day of June, 2026

GRANTOR(S)

Prashanth Bhat

Ravikala Bhat

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF Middlesex

Personally appeared before me, a Notary Public, Prashanth Bhat and Ravikala Bhat, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of June, 2026.

Notary Public

Printed Notary Name

My commission expires: June 5, 2031

**STEPHEN DAMIANI**
**Notary Public**
**Commonwealth of Massachusetts**
**My Commission Expires**
**June 5, 2031**

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 6/18/2026.

Date

Affiant Signature

6/18/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of June, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

