Karen Johnson Davidson County
Batch# 1438268 DEEDWARR
06/25/2026 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,801.90
20260625-0057597

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $487,000.00.

Affiant

Subscribed and sworn before me this the 16th day of June, 2026.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ifeanyi Nnaemeka Anyakora	JPMorgan Chase Bank, N.A.	173-04-0A 120.00
5117 W. Oak Highland Dr.	3415 Vision Drive	
Antioch, TN 37013	Columbus, OH 43219	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEEPAK PARAMESWARAN, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to IFEANYI NNAEMEKA ANYAKORA, AN UNMARRIED PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Plan of Subdivision for Phase 1 of Oak Highlands, of record in Plat Book 6900, Page (s) 432 through 435 inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Deepak Parameswaran, a single man, by deed dated 11/18/2024, from Colin R. Heldt, a married man, of record in Instrument No. 20241120-0090361, Register's Office for said County.

Also being the same property conveyed to Colin R. Heldt, unmarried by deed dated 04/01/2008, from Sun trust Bank, Successor by Merger to National Bank of Commerce, of record in Instrument No. 20080417-0038945, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5117 W. Oak Highland Dr., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DP by KKM. AJF

Witness my hand this the 16th day of June, 2026.

Deepak Parameswaran by Kristin Kay Mazzone, attorney-in-fact
Signed with Stavvy

Deepak Parameswaran by Kristin Kay Mazzone, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Coffee

On 16th day of June, 2026, before me, the undersigned Notary Public in and for said County and State, personally appeared by Remote Online Notarization, Kristin Kay Mazzone with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Deepak Parameswaran, by Specific Power of Attorney dated April 6th, 2026, and who acknowledged that he executed the same as the free act and deed of Deepak Parameswaran.

Witness my hand and official seal this 16th day of June, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy

Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/16/26. (date of document).

Affiant Signature

6/24/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

