WARRANTY DEED

Karen Johnson Davidson County
Batch# 1441821 DEEDWARR
07/02/2026 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,013.80
20260702-0059919

G-IR-26-5856

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mirna Rodriguez	Fifth Third Bank	
(NAME)	(NAME)	**163-16-0A-041.00-CO**
5856 Monroe Xing	5050 Kingsley Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SWAROOPA V. BARTAKKE AND RAKESH MUTHU KUMAR, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIRNA RODRIGUEZ, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 141 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20031119-0618785 - Exhibit "A-1" Register'sOffice for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Swaroopa V. Bartakke, a married woman by Warranty Deed from Patrice Watson, an unmarried woman of record in Instrument No. 20170711-0069451 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 11, 2017.

The said Rakesh Muthu Kumar, joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
• Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20080729-0077388, Register's Office of Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record as Instrument Number 20040218-0018388, and Instrument Number 20080729-0077401, Register's Office of Davidson County, Tennessee.
• Subject to all matters on Exhibit " A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument No. 20031119-0168785, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20031119-0168785, as amended and supplemented in Instrument No. 20060825-0105504, Instrument No. 20050609-0066104, and Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee.
• Deed of common areas to HOA in favor of Provincetown Homeowners Association, Inc., a Tennessee non-profit corporation of record in Instrument Number 20031120-0169428, Instrument Number 20050803-0091277 and Instrument Number 20080909-0092189, in the Register's Office for Davidson County, Tennessee.
• Development and Easement Agreement of record in Instrument Number 20031124-0170577, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement in favor of Metropolitan Government of Nashville of record in Instrument Number 20030910-0132287, in the Register's Office for Davidson County, Tennessee.
• Easement for Telephone Line of record in Book 1224, Page 256, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters on boundary plat of record in Instrument No. 20040218-0018392, in the Register' s Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville of record in Book 7306, Page 109, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville of record in Book 10034, page 452, in the Register's Office for Davidson County, Tennessee.
- Sign Easement of record in Book 6196, Page 738, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement in favor of Metropolitan Government of Nashville of record in Instrument Number 20060816-0100826, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5856 Monroe Xing, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 30th DAY OF JUNE, 2026.

Swaroopa V. Bartakke

Rakesh Muthu Kumar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SWAROOPA V. BARTAKKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAKESH MUTHU KUMAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-30-2026.

Affiant Signature — Date: 6-30-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-30-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY