RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P26-17678-BW

Karen Johnson Davidson County
Batch # 1443670 DEEDWARR
07/09/2026 11:50:29 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20260709-0062109

STATE OF TENNESSEE
COUNTY OF Davidson

**BOX 10-A**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Kristen Sullivan and Mark Sullivan, II** | Kristen Sullivan and Mark Sullivan, II | |
| 7300 Weston Way | 616 Poplar Creek Trace Ct. | 142-10-0A-024.00-CO |
| Nashville, TN 37221 | Nashville, TN 37221 | |
| (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, WE, **Pramod B. Wasudev, or his successor, as Trustee of the Pramod B. Wasudev Inter Vivos Revocable Trust under an agreement dated February 20, 1996, as amended**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen Sullivan and Mark Sullivan, II, wife and husband**

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 No. 12-B, on the Plan of WESTON WAY CONDOMINIUMS, amended, as shown on Exhibit C to the Amendment to Master Deed for Horizontal Property Regime WESTON WAY, PHASE II and Addition of New Units, of record in Book 6370, Page 577, as established by the Master Deed of record in Book 5935, Page 676 (erroneously referenced in prior deed as Book 5935, Page 677), as amended in Book 6370, Page 577; Book 7517, Page 115; Book 7517, Page 131; Book 8560, Page 34; Instrument No. 20130222-0018132 and Instrument No. 20210615-0080812, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Dr. Pramod D. Wasudev and wife, Geeta Wasudev by Warranty Deed from Lewis James Ellsworth and wife, Sandra S. Ellsworth of record in Book 5617, Page 394, Register's Office for Davidson County, Tennessee, dated June 20, 1980 and recorded on June 25, 1980. and Correction Deed recorded in Book 7943, Page 320

Being a portion of the same property conveyed to Pramod B. Wasudev, or his successor, as Trustee of the Pramod B. Wasudev Inter Vivos Revocable Trust under an agreement dated February 20, 1996, as amended by Quitclaim Deed from Pramod B. Wasudev and Geeta P. Wasudev, husband and wife of record in Instrument No. 20040426-0046890 Register's Office for Davidson County, Tennessee, dated February 9, 2004 and recorded on April 26, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **7300 Weston Way, Nashville, TN 37221**

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 our hands this the 7th day of July, 2026.

Pramod B. Wasudev Inter Vivos Revocable Trust under an agreement dated February 20, 1996, as amended

BY: Pramod B. Wasudev
Pramod B. Wasudev, Trustee

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Pramod B. Wasudev** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **The Pramod B. Wasudev Inter Vivos Revocable Trust,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Pramod B. Wasudev** as such **Trustee**.

Witness my hand and official seal this the 7th day of July, 2026.

My Commission expires: 7/18/2029

Eleanor Maria Brooks
Notary Public

ELEANOR MARIA BROOKS
Notary Public - State of Florida
Commission # HH 674986
My Comm. Expires Jul 18, 2029
Bonded through National Notary Assn.