Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
39 Burton Hills Blvd., Suite 190
Nashville, TN 37215

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $1,820,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611486	Affiant Sworn to and subscribed before me this 10th day of July, 2026. Notary Public My Commission Expires:
After Recording Return To The Above.	

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

WARRANTY DEED

THIS INDENTURE, made this 10th day of July, 2026, among:

JOSEPH FISHMAN AND CARA SUVALL, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SUDEEP DILIP SUNTHANKAR AND KATHRYN IVY SUNTHANKAR, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 16, Block C, on the Plan of Bellwood, of record in Book 547, pages 149 & 150, 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 Joseph Fishman and Cara Suvall, husband and wife by deed from HR Properties of Tennessee, dated July 20, 2015, of record in Instrument No. 20150722-0071924, Register's Office for Davidson County, Tennessee.

Being also known as 3626 Saratoga Drive, Nashville, TN 37205.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

Karen Johnson Davidson County
Batch # 1445829 **DEEDWARR**
07/14/2026 10:21:52 AM 2 pgs
Fees: $13.00 Taxes: $6,734.00
20260714-0063341

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Joseph Fishman

Cara Suvall

State of ~~Tennessee~~ New York
County of ~~Williamson~~ Bronx

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Joseph Fishman and Cara Suvall**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2026.

Notary Public
My Commission Expires: 12/14/2028

Simone Simms
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SI6411927
Qualified in Bronx County
Commission Expires December 14, 2028

Owner Name & Property Address:

Name: Sudeep Sunthankar
Address: 3626 Saratoga Dr.
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 104-13-0-238.00