WARRANTY DEED

Karen Johnson Davidson County
Batch # 1455528 DEEDWARR
08/04/2026 10:14:42 AM 2 pgs
Fees: $13.00 Taxes: $973.10
20260804-0071550

File #26-DW-0218-C

(SEAL)

MARK B MIESSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 30, 2030
COUNTY OF SHELBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JULY, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Seetharam Malla	Seetharam Malla	
(NAME)	(NAME)	
218 Hart Street	218 Hart Street	**105 03 4B 004.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville TN 37210	
(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,

AMY REYNOLDS, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SEETHARAM MALLA AND KALYANI VILLURI, HUSBAND AND WIFE, AND MANAS S. MALLA, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 218, of DUDLEY PARK CONDOMINIUMS, established pursuant to the provisions of the Tennessee Code Annotated as the same is set out in Section 66-27-201, et seq. as amended, under the Master Deed and Declaration establishing Dudley Park Condominiums of record in Instrument No. 20230922-0074682, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the condominium and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed and Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Master Deed and Declaration.

Being the same property conveyed to Amy Reynolds, A Single Person, by Warranty Deed from Woodstock Holdings, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20240402-0022597, in the Register's Office of Davidson County, Tennessee, dated March 28, 2024 and recorded on April 02, 2024.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN NELSON'S ADDITION TO NASHVILLE, as recorded in Plat Book 2, Pages 182 and 183.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONSOLIDATION PLAT OF PARCELS 229, 230, AND 231 OF PROPERTY MAP 105-3 PART OF LOT 30 PLAN OF JOHN NELSON ADDITION, as recorded in Plat Instrument No. 20070912-0109545.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DUDLEY PARK Condominium of record in Instrument No. 202309220074682; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230922-0074680 and Instrument No. 20230922-0074681.

* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20220616-0069008.
* Easement for Water Meters, Lines, and Appurtenances,, recorded in Instrument No. 202206280074597.
* Easement for Public Right of Way, recorded in Instrument No. 20220525-0060805.
* Easement recorded in Instrument No. 20220719-0082626.
* Charter for Dudley Park Condominium Association, Inc. recorded as Instrument No. 202310040078002.
* Charter for Dudley Park Townhomes Homeowners' Association, Inc. recorded as Instrument No. 20231004-0078003.
* Charter for Dudley Park Master Association, Inc. recorded as Instrument No. 20231004-0078005.
* Subject to all matters shown on Survey of record in Instrument No. 20220111-0003322.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **218 Hart Street, Nashville, TN 37210.**

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 8 day of July, 2026.

Amy Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of July, 2026, before me personally appeared Amy Reynolds, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8 day of July, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028