Karen Johnson Davidson County
Batch# 1459165 DEEDWARR
08/13/2026 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20260813-0075023

WARRANTY DEED

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. AP-26-3264

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 1/4/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lakshmi Subramani	New Owner	
(NAME)	(NAME)	094-02-0-141.00
1802 Electric Avenue	Property Address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Willow Eden Fort, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lakshmi Subramani, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 66 on the Plan of Subdivision of the Electric Car Company's Forty Acres of Land (commonly known as the United Electric Railway Subd.), also the east 7 feet of Lot No. 65 in the same subdivision and adjoining Lot No. 66, making in all a frontage of 57-1/2 feet on the south side of Electric Avenue and running back between parallel lines 150 feet to an alley; see plan of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael D. Fort by Warranty Deed from Jackie D. Turner and wife, Judy Turner (signed Judy Turner aka Judy T. Clark) of record in Instrument No. 20071016-0122442 Register's Office for Davidson County, Tennessee, dated October 10, 2007 and recorded on October 16, 2007.

Michael D. Fort died on or about May 23, 2008, leaving property to Michael Teague Fort and Willow Eden Fort as sole heirs, as purported by Affidavit of Inheritance of record in Instrument Number 20081215-0120027, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Willow Eden Fort by Quitclaim Deed from Michael Teague Fort of record in Instrument No. 20210716-0095689 Register's Office for Davidson County, Tennessee, dated June 29, 2021 and recorded on July 16, 2021; as corrected by Scrivener's Affidavit of record in Instrument Number 20211119-0154146, said Register's Office; see, also, that Deed of Correction correting the hereinabove mentioned Quitclaim Deed being recording simultaneously herewith of record in Instrument No. _____ Register's Office for Davidson County, Tennessee.

This is property more commonly known as 1802 Electric Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 7th day of August, 2026.

Willow Eden Fort

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2026, before me personally appeared Willow Eden Fort, 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 7th day of August, 2026.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Karly Pickerign, 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 **8/7/26**.

Date

Affiant Signature

8/10/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **August**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)