THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** **RECORD AND RETURN TO** **RUDY TITLE and ESCROW, LLC** **2012 21st Avenue South** **Nashville, TN 37212** KI-RR-26-5404 Karen Johnson Davidson County Batch # 1464613 DEEDWARR 08/26/2026 01:55:16 PM 2 pgs Fees: $13.00 Taxes: $2,294.00 20260826-0079286	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$620,000.00.** **Affiant** Subscribed and sworn to before me, this **24th day of August, 2026.** DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON **Notary Public** **My commission expires:** 5/9/28

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chandrasekhar C. Reddy and Pranahitha C. Reddy **2108 Londonberry Drive** **Murfreesboro, TN 37129**	**Chandrasekhar C. Reddy and Pranahitha C. Reddy** **2108 Londonberry Drive** **Murfreesboro, TN 37129**	**160 05 0 014.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Douglas Cullum and wife, Jackie Cullum**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Chandrasekhar C. Reddy and Pranahitha C. Reddy, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plat of OAK HILL ESTATES, SECTION TWO, of record in Plat Book 4460, Pages 36, 37 and 38, Register's Office for said County.

Said Lot No. 87 fronts 215 feet on the Westerly margin of Forest Acres Drive and extends back 401.46 feet on the Northerly line, and 321.74 feet on the Southerly line, to a line on the rear on which it measures 167.98 feet.

Being the same property conveyed to Douglas Cullum and wife, Jackie Cullum, by Quitclaim Deed from Douglas Cullum, of record in Instrument No. 20230410-0025788, in the Register's Office of Davidson County, Tennessee, dated April 10, 2023 and recorded on April 10, 2023. Also see Deed of Correction of record in Instrument No. 20230515-0035874, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Douglas Cullum, by Warranty Deed from Julia Cathell as Conservator for Mary E. Fowler, of record in Instrument No. 20130531-0054946, in the Register's Office of Davidson County, Tennessee, dated May 28, 2013 and recorded on May 31, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2026 and subsequent years;

All matters shown on the Plan of record in Plat Book 4460, Pages 36, 37 and 38, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 4537, Page 496, in the Register's Office for Davidson County, Tennessee.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **5404 Forest Acres Drive, Nashville, TN 37220**.

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 in 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(s) this **24th day of August, 2026.**

Douglas Cullum

Jackie Cullum

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 24th day of August, 2026, before me personally appeared Douglas Cullum and Jackie Cullum, 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 24th day of August, 2026.

Notary Signature
My commission expires: 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON