THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00 Affiant Subscribed and sworn to before me, this 10th day of September 2026. Notary Public My Commission Expires: 1/4/2027

Karen Johnson Davidson County
Batch# 1472111 DEEDWARR
09/14/2026 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20260914-0084782

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Rachel Manganaan and Trey Manganaan 5858 Cloverland Drive Brentwood, TN 37027	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. Map 171 Group Parcel 95.00

FOR AND IN CONSIDERATION of good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **PRIYA GANGLANI, AS SOLE SURVIVING SPOUSE OF VICTOR GANGLANI,** ("Grantor") has this day bargained and sold and by these presents does hereby sell, grant, transfer and convey unto **RACHEL MANGANAAN AND TREY MANGANAAN, MARRIED,** ("Grantees") the following described real estate in Davidson County, Tennessee:

A tract of land in the 6th, formerly the 8th, Civil District of Davidson County, described according to a survey made August 21, 1951, by George W. Watkins, Surveyor, as follows:

Beginning in the center of Hardscuffle Road (now called Cloverland Drive), John Blackman's westerly line; thence with said line and an old fence north 4 deg. East 638.6 feet to a set iron pin in said old fence line; thence south 30 deg. 30' West 608 feet to the center of Hardscuffle Road; thence with the center of said road South 62 deg. 45' East 87 feet, South 65 deg. 15' East 100 feet and South 71 deg. East 100 feet to the beginning containing 1.97 acres, more or less.

Being the same property conveyed to Victor Ganglani and wife Priya Ganglani by warranty deed dated 02/06/2008 and recorded on 02/12/2008 as Instrument Number 200802120014172 in the Official Records of the Davidson County Recording Office. Victor Ganglani having died on July 28, 2025, leaving Priya Ganglani as the sole surviving spouse.

This is improved proprety commonly known as: 5858 Cloverland Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206
File# RR-26-3591

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of September, 2026.

Priya Ganglani by Lavina Panjabi, attorney in fact

PRIYA GANGLANI BY LAVINA PANJABI, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2026, before me personally appeared the undersigned, a Notary Public in and for said County and State, **Lavina Panjabi, as Attorney in Fact for Priya Ganglani**, who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, **as Attorney-in-Fact for Priya Ganglani**.

Witness my hand, at office, this 10th th day of September, 2026.

Notary Signature
My commission expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Certificate of Authenticity

I, Leslie Hayes, 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 **9/10/2026**.

Date

Affiant Signature

9/11/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11th** day of **September**, 20**26**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires:

Date

Notary's Seal (if on paper)