WARRANTY DEED

Karen Johnson Davidson County
Batch# 1478427 DEEDWARR
09/28/2026 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,574.20
20260928-0089747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $966,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Meshell and Gaurav Narang	**New Owner**	
(NAME)	(NAME)	072 12 0V 002.00
1814B Piedmont Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **EQUITY PARTNERS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GAURAV NARANG AND HEATHER MESHELL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of HOMES AT 1814 PIEDMONT AVENUE, a Horizontal Property Regime of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240805-0059519, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Equity Partners Group, LLC, a Tennessee limited liability company, by Warranty Deed from Allen Perry, a married man, of record in Instrument No. 20250630-0051314, in the Register's Office of Davidson County, Tennessee, dated June 10, 2025 and recorded on June 30, 2025.

Being part of the same property conveyed to Allen Perry, a married man, by Warranty Deed from Bessie M. Fox, Trustee under the Revocable Trust Agreement of Bessie M. Fox, dated April 2, 2008, of record in Instrument No. 20230713-0053674, in the Register's Office of Davidson County, Tennessee, dated July 12, 2023 and recorded on July 13, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

unimproved _
This is improved x property, known as 1814B Piedmont Ave, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 28 day of September, 2026

Equity Partners Group, LLC,
a Tennessee Limited Liability Company

BY: _____
Colin Ellis, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Colin Ellis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Member of Equity Partners Group, LLC, a Tennessee Limited Liability Company the within named bargainor, a Tennessee limited liability company and that he as such Authorized Member executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Member.

Witness my hand and official seal this 28 day of September, 2026.

Commission expires: _____
Notary Public

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Expires
May 28, 2029
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Christen Rabe, 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 **September 28, 2026**.

Date

Affiant Signature

9/28/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **September**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027