Karen Johnson Davidson County
Batch# 1272266 DEEDWARR
05/13/2025 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20250513-0037381

WARRANTY DEED

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES JANUARY 25, 2026

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES JANUARY 25, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

Elizabeth Groomo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2025.

Melissa Dugger
Notary Public

MY COMMISSION EXPIRES: 1/25/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1443-25

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
UMESHWAR, LLC	UMESHWAR, LLC	08116057000
(NAME) 1043 Jefferson Street	(NAME) ~~1043 Jefferson Street~~ 4006 Canberra Dr.	
(ADDRESS) Nashville, TN 37208	(ADDRESS) ~~Nashville, TN 37208~~ Spring Hill, TN 37174	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Million Five Hundred Thousand And No/100 Dollars ($2,500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KENNETH CHRISTMAN AND PATRICIA CHRISTMAN AND MICHAEL CHRISTMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **UMESHWAR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lots Nos. 1 and 2 on the Map of Dr. B. W. Hall's Edition, of Record in Book 17, page 261, Register's Office for said County.

Said Lots adjoin in front together 100 feet on the southerly side of Jefferson Street and run back between parallel lines, Lot No. 1 running back along the easterly margin of 11th Avenue, North, 150 feet to an alley in the rear.

Being the same property conveyed to Kenneth R. Christman, Michael J. Christman and Patricia Christman Clayton, as tenants in common by Executor's Quitclaim deed from Kenneth R. Christman, Exectutor of record in Book 7734, page 234, Register's Office for Davidson County, Tennessee, dated December 20, 1988 and recorded on December 22, 1988. (Value or consideration shown in aforementioned deed $0.00.)

This is:

unimproved ☐

improved ☒ property, known as 1039 Jefferson Street, Nashville, TN 37208

(House No.) (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 our hands this 9th day of May, 2025.

Kenneth Christman

Patricia Christman

Michael Christman

State of Tennessee
County of Davidson

On this 9th day of May, 2025, before me personally appeared Kenneth Christman, Patricia Christman and Michael Christman, 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 (or person's) free act and deed.

Witness my hand, at office, this 9th day of May, 2025.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Elizabeth Grooms, 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 May 9th 2025.

Elizabeth Grooms 5/9/2025

Affiant Signature Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 9th day of May, 2025.

Melissa Dugger Commission Expires: 1/25/2026

Notary Signature

