STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2025.

Notary Public
MY COMMISSION EXPIRES: 4/23/28
File No. G25-23869

Karen Johnson Davidson County
Batch# 1321857 DEEDWARR
09/15/2025 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20250915-0073465

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mitchell Kludt (NAME)	Pinnacle Bank (NAME)	161-06-0A-016-00
1130 Thorncrest Road (STREET ADDRESS)	21 Platform Way S, Suite 2300 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Sarah Emily Eckstein and James Michael Eckstein, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mitchell W. Kludt, an unmarried man**, 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. 16, on the plan of Oakhill Townhomes, Phase 1, a Horizontal Property Regime with private elements, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and Easements for Oakhill Townhomes of record in Instrument Number 20070614-0071397, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sarah Emily Eckstein and James Michael Eckstein, wife and husband by Deed dated October 14, 2022 from Sam Paul Sounder Jebaraj and wife, Prabha Jeyachandran, tenants by the entirety, recorded October 14, 2022, in Instrument Number 202210140112991, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1130 Thorncrest Road, Nashville, TN 37211.

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. Whenever 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 12th day of September, 2025.

x _____
Sarah Emily Eckstein

x _____
James Michael Eckstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2025, before me personally appeared Sarah Emily Eckstein and James Michael Eckstein, 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 12th day of September, 2025.

_____
Notary Signature
My commission expires: 1/21/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Kim Hollingshead, 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 9/12/2025.

Kim Hollingshead, Esq

9/12/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 9/12/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON