This instrument prepared by:
Momentum Title, LLC - Nashville
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 16-7215-KP

Karen Johnson Davidson County
Batch# 1335450 DEEDWARR
10/17/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20251017-0083005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $415,000.00

Siddharth Ganesh
Affiant
Subscribed and sworn to before me, this the 15th day of October, 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/22/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Siddharth Ganesh 610 Markham Street Nashville, TN 37214	United Wholesale Mortgage, LLC 585 South Boulevard East Pontiac, MI 48341	096 02 0B 065.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ravi Thumma, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Siddharth Ganesh, a single man** (individually and collectively, "Grantee"), 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. 65 on the Plan of MARKHAM EAST, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220120-0007683 and amended in Instrument No. 20230803-0060209 and as corrected in Instrument No. 20230807-0061033, and shown on the Final plat of MARKHAM EAST, of record in Instrument No. 20220215-0017540, 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 the same property conveyed to Ravi Thumma, a married man, by Special Warranty Deed from AT3 Markham East, LLC, a Delaware limited liability company, of record in Instrument No. 20250826-0068389, in the Register's Office of Davidson County, Tennessee, dated August 22, 2025 and recorded on August 26, 2025.

Being part of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company, by Quit Claim Deed from AT3 Markham East, LLC, a Delaware limited liability company, of record in Instrument No. 20210126-0011405, in the Register's Office of Davidson County, Tennessee, dated January 26, 2021, and recorded on January 26, 2021.

Being part of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company, by Quit Claim Deed from FP Investments, GP, a Tennessee general

partnership, of record in Instrument No. 20200305-0024696, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020, and recorded on March 05, 2020, and Affidavit recorded on January 25, 2021 in Instrument No. 20210125-0010932.

Being part of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company, by Special Warranty Deed from FP Investments, GP, a Tennessee general partnership, of record in Instrument No. 20200305-0024695, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020, and recorded on March 05, 2020. and Affidavit recorded on January 25, 2021 in Instrument No. 20210125-0010932.

This property is not the primary residence of the Grantor and is not subject to marital interest.

This is improved property located at: **610 Markham Street, Nashville, TN 37214.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2025.

GRANTOR:

Ravi Thumma

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Guilford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ravi Thumma, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of October, 2025.

J SHANE COBLE NOTARY PUBLIC My Commission Expires February 18, 2030 ALAMANCE COUNTY, NC

Notary Public
My Commission expires: 2-18-2030

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 10/15/2025 (date of document).

Affiant Signature

10/16/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16 day of October, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL