Karen Johnson Davidson County
Batch# 1343228 DEEDWARR
11/10/2025 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20251110-0089337

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-6687-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2025.

Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kumaran Ramanathan, Alamelu Kumaran, and Ramakrishnan Kumaran 135 Southridge Drive Nashville, TN 37207	Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	060 04 0 060.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kelly Cunningham, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Kumaran Ramanathan and Alamelu Kumaran, husband and wife, and Ramakrishnan Kumaran, an unmarried man, joint tenants with full rights of survivorship** (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 Lot No. 54 on the Plan of SECTION ONE, OAK PARK SUBDIVISION of record in Plat Book 3600, Page 84, and amended in Book 3864, Page 82, 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 Kelly Cunningham, an unmarried woman, by Warranty Deed from Opendoor Property D LLC, a Delaware limited liability company, of record in Instrument No. 20190717-0069894, in the Register's Office of Davidson County, Tennessee, dated July 10, 2019, and recorded on July 17, 2019.

This is improved property located at: **135 Southridge Drive, Nashville, TN 37207.**

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 6th day of November, 2025.

GRANTOR:

Kelly Cunningham

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

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

WITNESS my hand and seal at office this 6th day of November, 2025.

Notary Public
My Commission expires: 10.21.27

CONROY HUNTER
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
October 21, 2027

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 11/7/2025 (date of document).

Affiant Signature

11/7/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 7 day of November, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL