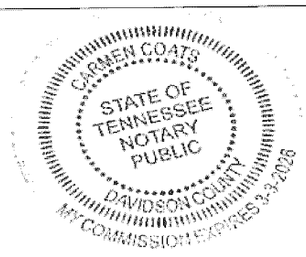
Karen Johnson Davidson County
Batch# 1378962 DEEDWARR
02/11/2026 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $4,014.50
20260211-0010426

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,085,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of February, 2026.

Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Caroline Barr-Brofeldt, Marilena Brofeldt and Bo Brofeldt	United Finance, Inc.	105-09-0P-002.00-CO
1000 West Grove Avenue	715 N Lora Street	
Nashville, TN 37203	Anaheim, CA 92801	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ESHWAR ARASU AND MEGAN PETER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLINE BARR-BROFELDT, AN UNMARRIED WOMAN, MARILENA BROFELDT, AN UNMARRIED WOMAN, AND BO BROFELDT, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 B, Homes at 10th Avenue South, a Horizontal Property Regime with Private Elements, established by Declaration in Instrument No. 20131011-0106662 Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon parts of Lot No. 15, on the Map of Jones and Dudley's Addition to Nashville as shown on plat of record in Plat Book 57, page 147, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eshwar Arasu, an unmarried man, and Megan Peter, unmarried woman by Warranty Deed from Daniel D. Krikorian, unmarried of record in Instrument No. 20181127-0115632 Register's Office for Davidson County, Tennessee, dated November 20, 2018 and recorded on November 27, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1000 West Grove Avenue, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of January, 2026.

Eshwar Arasu

Megan Peter

STATE OF Michigan
COUNTY OF Kent

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eshwar Arasu and Megan Peter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of January, 2026.

Notary Public

My Commission Expires:
May 16th 2029

KAREN MEYERS
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires May 16, 2029
Acting in the County of Kent

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 5, 2026

Affiant Signature

9th day of February, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

