Karen Johnson Davidson County
Batch# 1387065 DEEDWARR
03/02/2026 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260302-0016123

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

39064

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

Y-BLUDR-26-3000-421

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Chan's Investment LLC	**Same as New Owner's**	
(NAME)	(NAME)	
10 Brooksies Pond Cove		**104-02-4B-421.00-CO**
(ADDRESS)	(ADDRESS)	
Jackson, TN 38305		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KULUMANI SIVARAJAN, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHAN'S INVESTMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 421 of Bristol West End, a Condominium Development Established Pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed Establishing Bristol West End, a condominium development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the by-laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on "Exhibit C" to said Master Deed: and said set forth in "Exhibit D" to said Master Deed, as amended in Instrument Nos. 20070629-0077729 and 20081016-0104201, said Register's Office.

Being the same property conveyed to Lakshmi Sivarajan, unmarried person by Warranty Deed from Suntrust Realty, L.L.C, a Tennessee Limited Liability Company of record in Instrument No. 20090603-0051356 Register's Office for Davidson County, Tennessee, dated May 29, 2009 and recorded on June 03, 2009.

Being the same property conveyed to Kulumani Sivarajan, a married person by Quitclaim Deed from Lakshmi Sivarajan, an married person of record in Instrument No. 20180629-0063308 Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on June 29, 2018 and Affidavit of Scrivener's Error Recorded in Instrument No. 20181116-0113342.

Subject property having never been said grantors primary or marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20060801-0093560, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20181214-0121640, Instrument No. 20190318-0024128, Instrument No. 20190624-0060657, Instrument No. 20210304-0028708 and Instrument No. 20240508-0033866 and Instrument No. 20240521-0037809 and Instrument No. 20250304-0016028 and Instrument No. 20251028-0085478, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20050105-0001970 in the Register's Office for Davidson County, Tennessee.

- Subject to all matters shown on the As-Built Survey and Plan attached as Exhibit "C" to the aforementioned Master Deed as subsequently amended.
- Subject to the By-Laws of Bristol West End Condominium Association, Inc. attached as Exhibit "B" to the aforementioned Master Deed as subsequently amended.
- Subject to the Charter of Bristol West End Condominium Association, Inc. attached as Exhibit "G" to the aforementioned Master Deed as subsequently amended.
- Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of in favor of The Metropolitan Government Nashville and Davidson County record in Instrument Number 20040615-0070569, in the Register's Office for Davidson County, Tennessee.
- Easement for construction and access of record in Instrument Number in favor of Bristol West End, LLC, a Tennessee limited liability company 20060320-0031877 and re-recorded in Instrument No. 20060405-0039176, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20050603-0062976, in the Register's Office for Davidson County, Tennessee.
- Twenty foot (20') sanitary sewer easement along the Easterly lot line of Lot 20 and the Westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.
- Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No. BL2000-476 of record in The Metropolitan Clerk's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights of record in Instrument Number 20071227-0148043, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Vanderbilt Place #421, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 24th DAY OF FEBRUARY, 2026.

Kulumani Sivarajan

Kulumani Sivarajan

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 24th of February, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 24, 2026 (date of document).

Affiant Signature

2/27/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027