Karen Johnson Davidson County
Batch# 1429564 DEEDWARR
06/09/2026 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260609-0051641

WARRANTY DEED

EMILEE BARRETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

File No. EB-26-2457

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 4/22/30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ursula Ahrens	New Owner	
(NAME)	(NAME)	181-10-0E-093.00-CO
5306 Missionary Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Satish Sivaraman and Silpa Velayudhan Kutty, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ursula Ahrens, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 93 on the plat of High Point, Phase 1, Section 3, of record as Instrument No. 20120507-0039277, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Satish Sivaraman by Warranty Deed from Koral Santiago, a married woman of record in Instrument No. 20180828-0085100 Register's Office for Davidson County, Tennessee, dated August 23, 2018 and recorded on August 28, 2018. Silpa Velayudhan Kutty hereby joins in this conveyance to convey all marital interest she has in subject property.

This is property more commonly known as 5306 Missionary Way, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 4th day of June, 2026.

Satish Sivaraman

Silpa Velayudhan Kutty

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 4th day of June, 2026, before me personally appeared Satish Sivaraman and Silpa Velayudhan Kutty, 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 4th day of June, 2026.

Notary Signature
My commission expires:

DANIELLE CRANE
TENNESSEE NOTARY PUBLIC
My Comm Exp. December 2, 2028
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 6/4/26 (date of document).

Emilee Barrett
Affiant Signature

6/5/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

