**Box 14**
**26-114-SH**

Karen Johnson Davidson County
Batch # 1436478 DEEDWARR
06/22/2026 11:09:17 AM 2 pgs
Fees: $13.00 Taxes: $3,441.00
20260622-0055882

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-8954-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $930,000.00.

Affiant

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 18th day of June, 2026.

Notary Public
My Commission Expires: 7/17/2027

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Catherine McTamaney<br>313 South 7th Street<br>Nashville, TN 37206 | New Owner | 082 16 0 310.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Vikrum Ramaswamy and Kristin E. White, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Catherine McTamaney, an unmarried woman** (individually and/or 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 the Southerly 85 feet of Lots Nos. 79 and 80 on the Plan of J S WILLIAMS ADDITION TO EDGEFIELD, now East Nashville, of record in Plat Book 21, Page 45, Register's Office for said County, described as follows:

Beginning at the Northeast corner of South 7th Street, formerly Foster Street and Boscobel Street, being the Southwest corner of said Lot No. 30; thence with the Easterly margin of South 7th Street northwardly 85 feet; thence Eastwardly parallel with the Northerly margin of Boscobel Street, 100 feet to the line between Lots Nos. 78 and 79; thence with said line Southwardly 85 feet to the Northerly margin of said Street westwardly 100 feet to the beginning.

Being the same property conveyed to Vikrum Ramaswamy, An Unmarried Man, And Kristin E. White, An Unmarried Woman, As Tenants In Common With Right Of Survivorship, by Warranty Deed from Ek Unlimited, LLC, A Kentucky Limited Liability Company, of record in Instrument No. 20200323-0031087, in the Register's Office of Davidson County, Tennessee, dated March 20, 2020 and recorded on March 23, 2020. The said Vikrum Ramaswamy and Kristin E. White having since married.

This is improved property located at: **313 South 7th Street, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee 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 I/we do covenant with the said Grantee 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 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, their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 17th day of June, 2026

GRANTOR:

Vikrum Ramaswamy

Kristin E. White

STATE OF ILLINOIS
COUNTY OF DUPAGE

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

WITNESS my hand and seal at office this 17th day of June, 2026.

OFFICIAL SEAL
ONIEKA NORG VAN VLEET
Notary Public, State of Illinois
Commission No. 1005017
My Commission Expires
February 20, 2029

Notary Public
My Commission expires: 02-20-2029