Karen Johnson Davidson County
Batch # 1443177 DEEDWARR
07/08/2026 09:33:12 AM 2 pgs
Fees: $13.00 Taxes: $14,430.00
20260708-0061430

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 11/19/28

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amish Purohit and Priya Purohit	New Owner	116-12-0-158-00
(NAME) 4106 Elder Place	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, WE,

JOHN CHRISTOPHER HAMMER AND KELLY JEAN HAMMER, TRUSTEES OF KJH 2025 TRUST DATED JUNE 20, 2025,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PRIYA A. PUROHIT AND AMISH PUROHIT, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, 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. 2 on the Plan of Final Plat First Revision of Re-subdivision Lot 1 Elder Place Subdivision of record in Plat at Instrument No. 20190507-0042701, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

KJH 2025 Trust dated June 20, 2025

Being the same property conveyed to KJH 2025 Trust dated June 20, 2025 by Deed dated June 20, 2025 from Kelly Jean Hammer, recorded June 25, 2025, in Instrument Number 20250625-0050065, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 4106 Elder Place, Nashville, TN 37215

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(s) this 2nd day of July, 2026

KJH 2025 Trust dated June 20, 2025

By:_____
John Christopher Hammer, Trustee

By:_____
Kelly Jean Hammer, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of July, 2026, before me personally appeared John Christopher Hammer and Kelly Jean Hammer, Trustees of KJH 2025 Trust dated June 20, 2025, 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 2nd day of July, 2026.

_____
Notary Signature
My commission expires: 9/26/29

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY