WARRANTY DEED

Karen Johnson Davidson County
Batch # 1451480 DEEDWARR
07/24/2026 10:45:08 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20260724-0067605

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-ELAM-26-001120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

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)
Said H. Dhore	**UIF Corporation**	
(NAME) **1120 Waggoner Ct W**	(NAME) **29777 Telegraph Rd. Suite 3590**	**108 03 0 178.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Southfield, MI 48034**	
(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, **NICHOLAS UMONTUEN AND EKAETTE UMONTUEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAID H. DHORE, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 138-B on the Plan of Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, Page 489, amended in Book 6250, Pages 570 and 571, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Umontuen and Ekaette Umontuen, husband and wife, by Warranty Deed from Regine Pierre Lescouflair, f/k/a Regina Pierre, of record in Instrument No. 20180502-0041757, in the Register's Office of Davidson County, Tennessee, dated April 30, 2018 and recorded on May 02, 2018.

Being the same property conveyed to Nicholas Umontuen and Ekaette Umontuen, husband and wife, by Warranty Deed from Regine Pierre Lescouflair, f/k/a Regina Pierre, of record in Instrument No. 20180502-0041757, in the Register's Office of Davidson County, Tennessee, dated April 30, 2018 and recorded on May 02, 2018.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six, Patio Villa, as recorded in Plat Book 6250, Page(s) 489; amended in Book 6250, Page 570 and 571.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6555, Page 576.
- Deed of Conveyance for Sanitary Sewer to Metro recorded in Book 7748, Page 436, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Sanitary Sewer to Metro recorded in Book 7748, Page 488, 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: **1120 Waggoner Ct W, Nashville, Tennessee 37214**.

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 16 DAY OF JULY, 2026.

Nicholas Umontuen

Ekaette Umontuen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS UMONTUEN, 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 ~~20th~~ 16th of July, 2026.

Notary Public
My Commission Expires: 9/21/26
(SEAL)

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EKAETTE UMONTUEN, 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 ~~20th~~ 16th of July, 2026.

Notary Public
My Commission Expires: 9/21/26
(SEAL)

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212