Karen Johnson Davidson County
Batch# 816109 DEEDWARR
03/04/2022 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220304-0025183

Prepared by and return to:
Summit Title & Escrow, LLC
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-4172

WARRANTY DEED

Effective as of **10th day of February, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Michael D. Sims and Teri L. Sims, Husband and Wife** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Simba Growth LLC** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Section Two, Lexington Point Subdivision of record in Plat at Instrument No. 20010515-0049954, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael D. Sims and Teri L. Sims, Husband and Wife, by Warranty Deed from Lynn Tede, a married woman, Kimberly Malick, a married woman and Keely Hagan, a married woman, of record in Instrument No. 20181101-0108547, in the Register's Office of Davidson County, Tennessee, dated October 30, 2018 and recorded on November 01, 2018.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 10TH day of February 2022

GRANTOR:

Michael Sims

Teri Sims

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10TH **day of** FEBRUARY**, 2022, before me personally appeared Michael Sims and Teri Sims, 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 10TH **day of** FEBRUARY**, 2022.**

Kristen Gevinski
Notary Signature
My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

New Owner Name and Address to/ Mail tax bills to: Simba Growth LLC 10136 Balboa Boulevard Los Angeles, CA 91344 **Property Address:** 8212 Boone Trce Nashville, TN 37221 Parcel I.D. Numbers: 126-15-0B-215-00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$360,000.00** Katelyn Kj AFFIANT Subscribed and sworn to before me this 10TH day of February, 2022 Kristen Gevinski NOTARY PUBLIC Commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Certificate of Authenticity

I, Katelynn King, 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 10th, 2022.

Date

Katelynn King

Affiant Signature

2-23-2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 23RD day of FEBROARY, 2022.

Kristen Gevinski

Notary's Signature

My Commission Expires: 10/26/25

Date

Notary's Seal (if on paper)

