Karen Johnson Davidson County
Batch# 833808 DEEDWARR
04/04/2022 10:16:30 AM 5 pgs
Fees: $28.00 Taxes: $962.00
20220404-0038525

Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

WARRANTY DEED

Effective as of **8th day of October, 2021,** 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, **Barry Simmons, Gina Massengale, and Cindy Anderson,** 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:

> Lot 64, Dodson Heights, as shown on plat of record in Plat Book 2900, Page 113, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Said Lot No. 64 fronts 60.0 feet on the Northerly side of Lopez Lane, and extends back 140.4 feet on the Westerly line and 104.6 feet on the Easterly line to a dead line in the rear, which is a broken line, measuring 96.65 feet thereon.

This real property being all or part of the property conveyed to Terry Joe Simmons and wife, Betty B. Simmons by deed of record in Book 3616, Page 15, in the Register's Office of Davidson County, Tennessee. Betty Jane Simmons died on January 1, 1991, leaving her interest to her husband Terry Joe Simmons. Terry Joe Simmons then died testate on February 2, 2021 and **Barry Simmons, Gina Massengale, and Cindy Anderson** convey as heirs to Terry Joe Simmons, as evidenced by the Affidavits of Heirship recorded at Instrument Nos. 20220210-0019196 and 20210210-0019196 in the Register's Office of Davidson County, Tennessee. Barry Simmons, Gina Massengale, and Cindy Anderson certify and confirm that the property is none of their principal residences and does not constitute homestead property.

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 regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2021 Davidson County**, 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 in **Davidson** County, State of Tennessee on this the 8th day of October, 2021

GRANTORS:

Cindy Anderson

Cindy Anderson

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 8th day of October, 2021, before me personally appeared Cindy Anderson, 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 8th day of October, 2021.

Erin Elizabeth Tucker

Notary Signature
My commission expires:

ERIN ELIZABETH TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

New Owner Name and Address to: Simba Growth LLC 10146 Balboa Blvd Los Angeles, CA 91349 Property Address: 6009 Lopez Lane Nashville, TN 37076 Mail tax bills to: Simba Growth LLC 10146 Balboa Blvd Los Angeles, CA 91349 Parcel I.D. Numbers: 086 02 0 061.00	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 $260,000.00. AFFIANT Subscribed and sworn to before me this 28 day of March 2022 NOTARY PUBLIC Commission expires: 10-05-25

TAYLOR HUTSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25

WITNESS the Grantor's hand in **Davidson** County, State of Tennessee on this the 18th day of March, 2022

GRANTORS:

Gina Massengale

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Wilson

On this 18th **day of** March, 2022, **before me personally appeared Gina Massengale, 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 18th **day of** March, 2022.

Notary Signature
My commission expires: My Commission Expires November 6, 2024

JORDAN HAGLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS the Grantor's hand in **Davidson** County, State of Tennessee on this the 23rd day of March, 2022

GRANTORS:

Barry Simmons

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 23rd day of March, 2022, before me personally appeared Barry Simmons, 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 23rd day of March, 2022.

Notary Signature
My commission expires: Sept 2, 2024

MITCHELL D. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 2, 2024

Tennessee Certification of Electronic Document

I, Jake Zeliff, 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 October 8, 2021 (date of document).

Affiant Signature

3-28-2022
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 28 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2/28/23

NOTARY'S SEAL

