Karen Johnson Davidson County
Batch# 850176 DEEDWARR
05/03/2022 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220503-0051477

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-2162

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed & sworn to before me, this 27th day of April, 2022

Notary Public

My Commission Expires: 11/03/2025

Property Address: 3212 Cynthia Lane, Nashville, TN 37207 Map/Parcel Number: 050 14 0 191.00	Name & Address of New Owner Simba Growth, LLC 10136 Balboa Boulevard Los Angeles, CA 91344	Send Tax Bills To: Simba Growth, LLC 10136 Balboa Boulevard Los Angeles, CA 91344

Effective as of **25th day of April, 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, **Faye L. Hudson, a single woman,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Simba Growth, LLC, a California Limited Liability Company** 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. 284, Section Two, Parkwood Estates, as shown by plat of record in Plat Book 3300, page 5, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 284 fronts 75 feet on the easterly side of Cynthia Lane and extends back 135.2 feet on the northerly line and 135 feet on the southerly line to a broken line measuring 75 feet thereon.

Being the same property conveyed to Faye L. Hudson, a single woman, by Warranty Deed from Robert C. Lockridge, Jr. and wife, Carol A. Lockridge, of record in Instrument no. 20070305-0026509, in the Register's Office of Davidson County, Tennessee, dated March 02, 2007 and recorded on March 05, 2007.

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 26 day of April 2022

GRANTOR:

Faye L. Hudson

Faye L. Hudson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26TH day of APRIL, 2022, before me personally appeared Faye L. Hudson, 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 26TH day of APRIL, 2022.

Kristen Gevinski

Notary Signature

My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Tennessee Certification of Electronic Document

I, Lauren A. Fisher, 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 04/27/2022 (date of document).

Lauren A. Fisher
Affiant Signature

4/20/2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 26TH day of APRIL, 2022.

Kristen Gevinski
Notary's Signature

MY COMMISSION EXPIRES: 10/26/25

NOTARY'S SEAL

