Karen Johnson Davidson County
Batch# 888198 DEEDWARR
07/13/2022 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $5,642.50
20220713-0080572

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641575

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,525,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2022.

Notary Public
My Commission Expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stonesfair Financial Corporation, 1922 Kimbark Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131-02-2S-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeff Jones, Successor Trustee of the Kimbark Trust dated April 3, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stonesfair Financial Corporation, Inc., a California Corporation**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A on the plan of 31 Colonial Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 31 Colonial Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160310-0022899, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to NIKO MOON, by deed from VOLUNTEER BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20161212-0129887, dated December 8, 2016, said Register's Office.

NIKO MOON AND ANNA MOON, HUSBAND AND WIFE, conveyed their interest to JAMIE CHEEK, TRUSTEE OF THE KIMBARK TRUST, DATED APRIL 3, 2019 , by quitclaim deed of record in Instrument No. 20190408-0031964, dated April 3, 2019, said Register's Office.

Jamie Cheek having since resigned as Trustee and Jeff Jones is the appointed First Successor Trustee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 131-02-2S-001.00-CO.

Matters shown on the Plan of record in Plat Book 1130, page 102, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160310-0022899, said Register's Office.

This is improved property located at 1922 Kimbark Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2022.

The Kimbark Trust dated April 3, 2019

By: Jeff Jones, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Successor Trustee of the Kimbark Trust dated April 3, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of July, 2022.

SHIRA KINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 July 13, 2022 ~~(date of document)~~.

Affiant Signature

July 13, 2022
Date

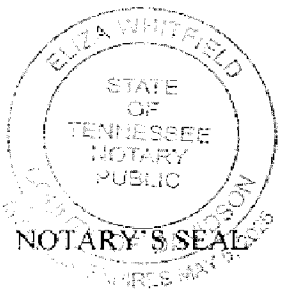
State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025



NOTARY'S SEAL