Karen Johnson Davidson County
Batch# 1034374 DEEDWARR
08/03/2023 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20230803-0060145

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #23-TC-0435-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jon Mandeville and Nejla Zeynep Kubilay	**Canopy Mortgage, LLC, ISAOA**	
(NAME)	(NAME)	**091-14-0B-023.00-CO**
4206 Idaho Avenue	**360 Technology Court, Ste. 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Lindon, UT 84042**	
(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, **TIMOTHY E. KIMBROUGH AND DARLENE D. KIMBROUGH, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JON MANDEVILLE AND NEJLA ZEYNEP KUBILAY, HUSBAND AND WIFE** 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. 23 on the Final Plat of Patina Subdivision, Phase 2, as of record in Instrument 20080812-0083055, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy E. Kimbrough and wife Darlene D. Kimbrough by Warranty deed from Shamrock Holdings, Inc, a Tennessee Corporation of record in Instrument No. 20100602-0042527 Register's Office for Davidson County, Tennessee, dated May 26, 2010 and recorded on June 2, 2010.

This conveyance is subject to:

* Taxes for the year 2023, a lien not yet due and payable.
* All matters show on the plan of record in Book 161, page 164, said Register's Office.
* Subject to all matters shown on the Plan of record in Plat at Instrument No. 20080812-0083055, Register's Office for Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030930-0144301, amended in Instrument No. 20070510-0056185, amended in Instrument No. 20100721-0057018 and of record in Instrument No. 20090710-0064462, amended in Instrument Number 20130522-0051599, as to Phase II, Register's Office for Davidson County, Tennessee.
* Restrictions of record as Instrument Number 20130313-0024810 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Addendum to By-laws of record in Instrument Number 20070108-0003070 and amended Instrument Number 20070308-0028897, in the Register's Office for Davidson County, Tennessee.
* Charter of HOA of record in Instrument Number 20030820-0120431, in the Register's Office for Davidson

County, Tennessee.
* Inspection and maintenance Agreement for Private Stormwater management Facilities of record in Instrument Number 20071029-0127144, in the Register's Office for Davidson County, Tennessee.
* Articles of Incorporation of Patina Phase II Owners Association of record in Instrument Number 20090710-0064460, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20140702-0058167, in the Register's Office for Davidson County, Tennessee.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **435 Patina Circle, Nashville, TN 37209**.

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 3rd day of August, 2023.

X _____
Timothy E. Kimbrough

X _____
Darlene D. Kimbrough by Timothy E. Kimbrough, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2023, before me personally appeared Timothy E. Kimbrough, 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 3rd day of August, 2023.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Timothy E. Kimbrough, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Darlene D. Kimbrough and acknowledged that he executed the same as the free act and deed of the said Darlene D. Kimbrough.

Witness my hand, at office, this 3rd day of August, 2023.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

True Copy Certification

I, **Tonya Cherry,** 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 this the 3 day of August, 2023.

Affiant Signature

Date 8-3-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024