(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042824 DEEDWARR
08/25/2023 10:50:49 AM 2 pgs
Fees $13.00 Taxes $1,461 50

20230825-0066559

BS-MC-23-3628

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2023

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES 12/16/2024
(AFFIX SEAL)

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Keaton A. Rye, Trustee	First Farmers and Merchants Bank	
(NAME)	(NAME)	**050-06-0D-001.00 CO**
3628 Village Trl	816 South Garden Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Columbia, TN 38401	
(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, **PAUL SIMIYU, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEATON A. RYE, TRUSTEE OF THE VE TENNESSEE INVESTMENT SERVICES TRUST U/A DATED AUGUST 7, 2023,** 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 Unit A, of a Thirtysix-Twentyeight Village Trail Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Thirtysix-Twentyeight Village Trail, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No 20220729-0086630, in the Register' s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being a portion of the same property conveyed to Kurt Denny by Special Warranty Deed from The Bank of New York Mellon Fka The Bank Of New York, as Trustee For The Certificate holders CWALT, Inc , Alternative Loan Trust 2006-OC3 Mortgage Pass Through Certificates, Series 2006-OC3 of record in Instrument No. 20130226-0019115 Register's Office for Davidson County, Tennessee, dated February 12, 2013 and recorded on February 26, 2013.

Being a portion of the same property conveyed to Paul Simiyu and James A Fineman by Warranty deed from Kurt Denny, a married man of record in Instrument No 20220623-0071908 Register's Office for Davidson County, Tennessee, dated June 17, 2022 and recorded on June 23, 2022

Being the same property conveyed to Paul Simiyu by Quitclaim Deed from James A Fineman, dated October 6, 2022 and recorded October 14, 2022 in Instrument No 20221014-0112958, Register's Office of Davidson County, Tennessee

Notice is hereby given that this conveyance is a transfer to a trustee of a Tennessee Investment Services Trust, and such conveyance is intended to be a qualified disposition pursuant to TCA Sec 35-16-101, et seq

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s)

This conveyance is subject to
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 785, 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 20220729-0086630, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 6291, Page 414, in the Register's Office for Davidson County, Tennessee

- Declaration of restrictions and covenants for stormwater management recorded in Instrument No 20230607-0043385, Register's Office of Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3628 Village Trl, Nashville, Tennessee 37207**

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 21st DAY OF AUGUST, 2023

Paul Simiyu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SIMIYU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 21st of August, 2023

Notary Public
My Commission Expires _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/03/2027
DAVIDSON COUNTY

RETURN TO:
~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064