Karen Johnson Davidson County
Batch# 1048573 **DEEDWARR**
09/11/2023 02 42 51 PM 2 pgs
Fees $13 00 Taxes $4,995 00

20230911-0071203

WARRANTY DEED

JOHN D. CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

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)
1930A Kimbark Drive Trust	**New Owner**	
(NAME) **1930 A Kimbark Drive**	(NAME)	**131-02-2Q-001 00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **JEFFREY NEIL DAVIDSON AND GILLIAN PATRICE DAVIDSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY JACKSON, TRUSTEE OF THE 1930A KIMBARK DRIVE TRUST,** 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 29 Colonial Homes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 29 Colonial Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No 20160310-0022895, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 29 Colonial Homes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No 20160310-0022895, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Jeffrey Neil Davidson and Gillian Patrice Davidson, husband and wife by Warranty Deed from Volunteer Builders, LLC, a Tennessee limited liability company of record in Instrument No 20170530-0053630 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on May 30, 2017, and Scrivener's Affidavit recorded on July 13, 2017, recorded in Instrument No 20170713-0070387

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 102, 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 20160310 0022895, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- 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 **improved** property known as **1930 A Kimbark Drive, Nashville, Tennessee 37215**

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 8th DAY OF SEPTEMBER, 2023

Jeffrey Neil Davidson

Gillian Patrice Davidson

STATE OF FLORIDA
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY NEIL DAVIDSON, 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 6th of September, 2023

Notary Public
My Commission Expires _____
(SEAL)

CRAIG M DORNE
MY COMMISSION # HH 083915
EXPIRES: May 22, 2025
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GILLIAN PATRICE DAVIDSON, 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 6th of September, 2023

Notary Public
My Commission Expires _____
(SEAL)

CRAIG M. DORNE
MY COMMISSION # HH 083915
EXPIRES: May 22, 2025
Bonded Thru Notary Public Underwriters

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212