# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1057229 DEEDWARR
10/03/2023 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $800.27
20231003-0077849

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,290.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Sept., 2023

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

MST 2023-0680

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Holly Lynn Christianson and Shawn Coppinger | Kind Lending, LLC | 183-05-0A-212.00-CO |
| (NAME) | (NAME) | |
| 1037 Colo Trail | 4 Hutton Center Drive Suite 1000 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Santa Ana, CA 92707 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kathy A. Helton, a married person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly Lynn Christianson, married and Shawn Coppinger, unmarried, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 37 on the Plan of Phase 5, Section 8, October Woods Subdivision, RS10 Residential P.U.D. of record in Plat at Instrument No. 19991214-0303097 and Instrument No. 1991214-0303098, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Kathy A. Helton, a married person by Warranty deed from Corey R. Redding and wife, Lori A. Redding f/k/a Lori A. Lockridge of record in Instrument No. 20070103-0000883 Register's Office for Davidson County, Tennessee, dated December 29, 2006 and recorded on January 03, 2007.**

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

**Subject to:** 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of

record as Instrument Number 199912140303097 and Instrument no. 19991240303098, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 7900, Page 909, 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 Book 9840, Page 276, made applicable to Section 8 in Instrument No. 19991206-0300152, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 5047, Page 656 and 661, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee. Conveyance of common area to HOA of record in Instrument Number 20000425-0041127, in the Register's Office for Davidson County, Tennessee. Drainage Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 8443, Page 75, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 11367, Page 166, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 11201, Page 754, in the Register's Office for Davidson County, Tennessee.

This property, known as 1037 Colo Trail, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 25 DAY OF Sept., 2023.

Kathy A. Helton by Amelia Swanson as Attorney-in-fact

Kathy A. Helton by Amelia Swanson as Attorney-in-Fact

STATE OF Tennessee

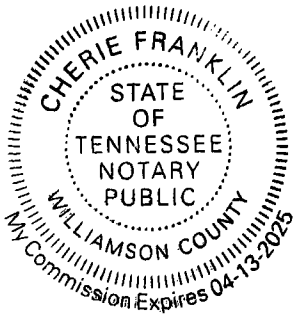
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Amelia Swanson, Attorney-in-Fact for Kathy A. Helton, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Kathy A. Helton, a married person, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal at office, this 25 day of Sept., 2023.

Notary Public

My commission expires: 4-13-25




(SEAL)

**True Copy Certification**

I, Yvette Meldrum, 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 September 25, 2023.

Signature
September 25, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 25, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025