Karen Johnson Davidson County
Batch# 1084911 DEEDWARR
12/21/2023 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20231221-0098559

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0623

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Paul Simiyu and Marcelo Lemus Menjivar	New Owner	Map: 04900011300
(NAME) 5751 Cane Ridge Rd.	(NAME)	
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KUDZU REAL ESTATE, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAUL SIMIYU, UNMARRIED AND MARCELO LEMUS MENJIVAR, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Being Lot No. 3, Block B on the Map of an unrecorded subdivision known as the John Robinson Burton Subdivision, and described according to a copy of a survey thereof made December 21, 1946 by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at a point in the center line of Whites Creek Pike at a galvanized iron nail, being the corner of Lots Nos. 2 and 3 in said subdivision, said point likewise being 415 feet north of the center line of an 18 foot lane: thence south 58 deg. 15' West 275 feet to a point; thence North 31 deg. 45' West 172 feet to a point at the northwest corner of said Lot No. 3: thence North 58 deg. 15' East 275 feet to a galvanized iron

nail in the center line of Whites Creek Pike; thence with the center line of the same, South 31 deg. 45' East 172 feet to the beginning.

Being the same property conveyed to Kudzu Real Estate, Inc., by deed from Linda S. Lain, John E. Cain, Velma B. Smitty, Violet M. Garrett, Mark T. Cain and Timothy Cain, heirs of the Estate of Celia B. Cain, of record in Instrument No. 20231102-0085743, dated October 27, 2023, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and paid by the Grantors; (2) Anchor Easement to Metropolitan Government of Nashville and Davidson County of record in Book 5596, Page 798, in the Register's Office for Davidson County, Tennessee; (3) Affidavit as to estate of record in Instrument No. 20230914-007258, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3524 Whites Creek Pike, Nashville, TN 37207
(House No.) (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 our hands this 21st day of December, 2023.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

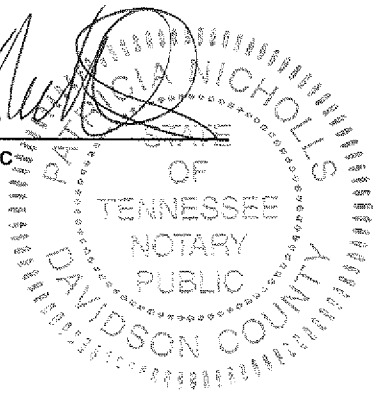
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of December, 2023

My Commission Expires: 3/6/24

_____
Notary Public



Certification of Recorded Documents

I, Laura Hamann, 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 December 21, 2023.

Laura Hamann
(AFFIANT) – Laura Hamann

12/21/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 21st day of December, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA MARIE CARROLL
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY