Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

G#37179-4

WARRANTY DEED

Karen Johnson
Batch # 1123843
04/17/2024 10:16:27 AM
Fees: $13.00 Taxes: $8,103.00

Davidson County
DEEDWARR
2 pgs

20240417-0027365

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$2,190,000.00**

Affiant

Subscribed and sworn to before me, this the 11th day of April, 2024.

Notary Public

My commission expires: 8/08/2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEZEN YILMAZ COMMISSION EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gabrielle Staggs	**"New Owner"**	**131 03 3 F 003 00 CO**
1809 Kimbark Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Carbine & Associates, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Gabrielle Staggs, unmarried

HEREINAFTER CALLED THE GRANTEE, HER/HIS 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 Unit No. 3 on the Plan of The Enclave at Kimbark, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Enclave at Kimbark, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200227-0022145, as amended in Instrument No. 20211203-0160359, and see Attorneys Certificate of record in Instrument No. 20220103-0000471, and Amendment and Supplement to Declaration of Covenants, Conditions, and Restrictions for The Enclave at Kimbark, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240308-0016272, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B". Reference is hereby made to the Plan of The Enclave at Kimbark shown on Exhibit "C" to the First Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20211203-0160359, and further see Amendment and Supplement to Declaration of Covenants, Conditions, and Restrictions shown on Exhibit "D" of record in Instrument No. 20240308-0016272, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Carbine & Associates, LLC, a Tennessee limited liability company by Special Warranty Deed dated June 6, 2022, from Carbine Development Company, a Tennessee general partnership of record in Instrument No. 20220608-0065466, as corrected by Scrivener's Affidavit of record in Instrument No. 20240228-0013544, and further see Corrected Scrivener's Affidavit of record in Instrument No. 20240305-0015185, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1) **All matters shown on the Plan as shown on Exhibit "C" to the First Amendment to the Declarations of record in Instrument No. 20211203-0160359, and as amended in Instrument No. 20240308-0016272, as shown on Exhibit "D", said Register's Office;**

2) **Declaration of Covenants, Conditions and Restrictions for The Enclave at Kimbark, of record in Instrument No. 20200227-0022145, as amended in Instrument No. 20211203-0160359, with By-Laws appended thereto as Exhibit "B", and see Attorney's Certificate of record in Instrument No. 20220103-0000471, and Amendment and Supplement to Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20240308-0016272, said Register's Office;**

3) **Charter of The Enclave at Kimbark Corporation of record in Instrument No. 20200318-0029819, said Register's Office;**

4) **Subject to all matters as shown on the Final Plat of 1st Revision to the Reserved Parcel & Proposed Street on the Map of Loan Oak Subdivision Consolidation of record in Instrument No. 20230607-0043297, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein;**

5) **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20190919-0095452, said Register's Office;**

6) **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200811-0089401, said Register's Office;**

7) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4145, Page 375, said Register's Office;**

8) **Agreement regarding the right to use the 60-foot street with the right of ingress and egress from the south margin of Kimbark Drive of record in Book 2045, Page 251 and stated in Deed in Book 2045 Page 273, said Register's Office;**

9) **Easement retained by the Metropolitan Government as stated in the Metropolitan County Council Bill No. 086-1491 of record in the Metro County Court Clerk's Office;**

10) **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181218-0123011, said Register's Office;**

11) **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20181218-0123033, said Register's Office; and,**

12) **Taxes for the current year which have been prorated and assumed by the Grantee herein and for the subsequent years, not yet due and payable.**

This is improved property, known as: 1809 Kimbark Drive, Nashville, TN 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 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 its hand by its duly authorized officer this 15th day of April, 2024.

Carbine & Associates, LLC, a Tennessee limited liability company

BY: _____
James R. Carbine, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **James R. Carbine**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **Carbine & Associates, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **President**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **President.**

Witness my hand and official seal at Nashville, Tennessee, this **15th day** of **April, 2024.**

_____
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON