(1)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1129112 DEEDWARR
04/30/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $4,458.50
20240430-0031543

39-B
File #24-1098

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew R. Smith and Amanda Smith, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Stockhausen and Mackenzie Stockhausen, husband and wife, and Charles Roach and Michele Roach, husband and wife, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A of 1937 A and B Kimbark, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1937 A and B Kimbark, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150123-0006782, 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, property, co-owners and tenants of 1937 A and B Kimbark, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150123-0006782, and Bylaws 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 Matthew R. Smith and Amanda Smith, husband and wife by Warranty Deed from Brandon T. Tortorice and Mary Craig Tortorice, husband and wife of record in Instrument No. 20190226-0017406 Register's Office for Davidson County, Tennessee, dated February 20, 2019 and recorded on February 26, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements of record, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1935 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Jack Stockhausen
1935 Kimbark Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
Fairway Independent Mtg Corp
4201 Marsh Lane
Carrollton, TX 75007

TAX MAP-PARCEL #:
131-02-2D-001.00

WITNESS THE EXECUTION HEREOF this 30th day of April, 2024.

Matthew R Smith

Amanda Smith

State of Tennessee
County of Davidson

On this 30th day of April, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew R Smith and Amanda Smith, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,205,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of April, 2024.

Notary Public

My Commission Expires: 5/24/25

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 April 30, 2024.

Date

Affiant Signature

4/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of April, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY