Karen Johnson Davidson County
Batch# 1137619 DEEDWARR
05/21/2024 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,487.40
20240521-0037844

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21th day of May, 2024.

Notary Public
MY COMMISSION EXPIRES: 03/01/2025
File No. G24-21062

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Khiem N. Ly and Truc Le (NAME)	Kind Lending. LLC (NAME)	058-09-0A-017-00
1012 Rambling Brook Rd (STREET ADDRESS)	4 Hutton Centre Dr #1000 (STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Santa Ana, CA 92707 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Kenneth Jones, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Khiem N. Ly and Truc Le, husband and wife,** 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. 17, on the Plan of Creekside Trails, Phase 1, of record in Instrument No. 20001026-0106269, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Jones, a married man by Deed dated July 10, 2015, recorded July 16, 2015, in Instrument Number 20150716-0069152, in the Register's Office of Davidson County, Tennessee. Coresa Denise Jones Bass joins in this conveyance to convey any interest in said property, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1012 Rambling Brook Rd, Nashville, TN 37218.

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. Whenever 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 20th day of May, 2024.

Kenneth Jones

Coresa Denise Jones Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2024, before me personally appeared Kenneth Jones and Coresa Denise Jones Bass, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2024.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/20/24 (date of document).

Jennifer Russell
Affiant Signature

5/21/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of May 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

