Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-2125

STATE OF ~~TENNESSEE~~ VIRGINIA
COUNTY OF ~~Williamson~~ BEDFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of May, 2024

Notary Public

Commission Expires: June 30, 2024

DAMEN L JOHNSON
Notary Public
Commonwealth of Virginia
Registration No. 7884434
My Commission Expires Jun 30, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kristen Combs 1050 East Trinity Lane, #7 Nashville, TN 37216	SAME OWNER	072 06 3H 015.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

R. Leslie Charnock, Trustee of Les & Ginny Charnock Living Trust, established by the Revocable Trust Agreement of R. Leslie Charnock and Ginny C. Charnock dated February 15, 2024

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristen Combs and David Combs, wife and husband,

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 Unit No. 15, as shown on the map entitled Declaration of Covenants, Conditions and Restrictions for Vibe Homeowners Association, of record in Instrument No. 20170703-0066733 and amended in Instrument No. 20170803-0079133 and Instrument No. 20180329-0029496 and corrected in Instrument No. 20181024-0105454, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to R. Leslie Charnock, trustee of The R. Leslie Charnock Living Trust dated July 2, 2007 by Warranty Deed from Eric A. Stewart and Crista R. Stewart, husband and wife of record in Instrument No. 20210223-0022556 Register's Office for Davidson County, Tennessee, dated February 18, 2021 and recorded on February 23, 2021.

Being a portion of the same property conveyed to R. Leslie Charnock and/or Ginny C. Charnock, trustees of the Les & Ginny Charnock Living Trust, established by the Revocable Trust Agreement of R. Leslie Charnock and Ginny C. Charnock dated February 15, 2024 by Quitclaim Deed from R. Leslie Charnock, trustee of The R. Leslie Charnock Living Trust dated July 2, 2007 of record in Instrument No. 20240319-0018881 Register's Office for Davidson County, Tennessee, dated February 15, 2024 and recorded on March 19, 2024.

Karen Johnson Davidson County
Batch# 1139493 DEEDWARR
05/24/2024 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20240524-0038949

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1050 East Trinity Lane, #7, Nashville, TN 37216

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 so 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.

Dated this the 23rd day of May, 2024.

Les & Ginny Charnock Living Trust, established by the Revocable Trust Agreement of R. Leslie Charnock and Ginny C. Charnock dated February 15, 2024

By: _____
R. Leslie Charnock, Trustee

STATE OF VIRGINIA
COUNTY OF BEDFORD

On this 23rd day of May, 2024, before me personally appeared R. Leslie Charnock, Trustee of Les & Ginny Charnock Living Trust, established by the Revocable Trust Agreement of R. Leslie Charnock and Ginny C. Charnock dated February 15, 2024, 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 23rd day of May, 2024.

_____
Notary Signature
My commission expires: June 30, 2024

DAMEN L JOHNSON
Notary Public
Commonwealth of Virginia
Registration No. 7884434
My Commission Expires Jun 30, 2024

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 May 23, 2024 (date of document)

Affiant Signature

May 24, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 24th day of May, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202405240038949