Karen Johnson Davidson County
Batch# 1159993 DEEDWARR
07/22/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20240722-0054433

WARRANTY DEED

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

BS-PS-24-3840

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2024.

M. Armor
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tamara Farenbruh	**Same as New Owner**	
(NAME) **3840 Doctor Walter S Davis Boulevard**	(NAME)	**091-04-0H-002.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL SIMIYU, A SINGLE PERSON, AND JAMES A. FINEMAN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAMARA FARENBRUH, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B as shown Plan attached as Exhibit B to the of Declaration of Covenants, Conditions and Restrictions for Thirtyeight-Thirtyeight Dr. Walter S. Davis Boulevard, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220920-0104684, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Paul Simiyu, a single person and James A. Fineman, a single person by Warranty deed from John H. Montgomery, a single person of record in Instrument No. 20220725-0084828 Register's Office for Davidson County, Tennessee, dated July 20, 2022 and recorded on July 25, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 77, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220920-0104684, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of record in Instrument Number 20221005-0109798, in the Register's Office for Davidson County, Tennessee.
- Easements as described in deed of record in Book 9477, Page 781, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Subject to rights of others in and to the common areas and/or elements.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Declaration of Restrictions and Covenants for SCM's for Regulated Residential Infill in Inst. 20240612-0043962 and recorded on 6/12/24.
- NonConversion Agreement for Certain Structures in the Floodplain in Inst. 20240628-0048781 and recorded on 6/28/24.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3840 Doctor Walter S Davis Boulevard, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 12th DAY OF JULY, 2024.

Paul Simiyu

James A. Fineman by John Gleaves, as his Attorney-in-Fact

Said Power of attorney to be recorded simultaneously and of record in Instrument No. 202407220054432 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SIMIYU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JAMES A. FINEMAN, and who acknowledged he executed the same as the free act and deed of the said JAMES A. FINEMAN.

Witness my hand and official seal, this the 12th of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Bell Law Settlement Services, LLC
112 30th Ave N.
Nashville, TN 37203

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 July 15, 2024 (date of document)

Regina Sullo
Affiant Signature

July 15, 2024
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 15th day of July, 2024

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

