Karen Johnson Davidson County
Batch# 1162218 DEEDWARR
07/25/2024 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20240725-0056287

WARRANTY DEED

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of July, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Bernard Alan Thomas and Nancy Marie Thomas, Trustees of The Bernard Alan Thomas and Nancy Marie Thomas Trust Agreement dated September 21, 2006, Amended October 5, 2010	NEW OWNER	131-2-1M-2.00
(NAME)	(NAME)	
1947 D Kimbark Drive	17833 E. Stocking Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Rio Verde, AZ 85263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241241

For and 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, **Volunteer Builders, LLC, a Tennessee limited liability company** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bernard Alan Thomas and Nancy Marie Thomas, Trustees of The Bernard Alan Thomas and Nancy Marie Thomas Trust Agreement dated September 21, 2006, Amended October 5, 2010**, 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. :

Certain real property situate in the 25th Civil District of Davidson County, Tennessee, and described as follows:

Being Unit D of Homes at 1947 C and D Kimbark Drive as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1947 C and D Kimbark Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200417-0040366 as amended in Instrument No. 20210301-0025174 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING a portion the same property conveyed to Volunteer Builders, LLC by Warranty Deed from HTC VII Partners, a Tennessee general partnership, dated 08/02/2019 and filed of record in Instrument No. 20190805-0077670, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Homes at 1947 C and D Kimbark Drive, and filed of record in Instrument Nos. 20200417-0040366 and 20210301-0025174, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1947 D Kimbark Drive, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of July, 2024.

Volunteer Builders, LLC

BY: Charles Lee Phillips

Charles Lee Phillips, Sole Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles Lee Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Sole Member (or other officer authorized to execute the instrument) of Volunteer Builders, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member (or other authorized officer).

Witness my hand, at office, this 24th of July, 2024.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 24, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

7/25/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025