WARRANTY DEED

Karen Johnson Davidson County
Batch# 1170399 DEEDWARR
08/15/2024 04:08:30 PM 2 pgs
Fees: $13.00 Taxes: $2,738.00
20240815-0062634

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $740,000.00.

Affiant

Subscribed and sworn to me on 08/14/24.

NOTARY PUBLIC

My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jessica Anne Leach-Simon Andrew Arthur Simon 1007 Dew St Nashville, TN 37206	Kind Lending, LLC 4 Hutton Centre Drive Suite 1000 Santa Ana, CA 92707	093 04 0 087.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andrew Russell and Megan Russell, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jessica Anne Leach-Simon and Andrew Arthur Simon, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the easterly 40 feet on Lot 41 and the westerly 8 feet on Lot 42 on the map of A.J. Caldwell's Subdivision of the Hobson Lands, of record in Book 421,78, Register's Office for said county.
>
> Said part of Lot Nos. 41 and 42 front together 48 feet on the northerly margin of Dew Street, formerly Caldwell Street and extends back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Andrew Russell and Megan Russell, husband and wife, by Warranty Deed from Julie M. Boos, Trustee of the Dew Street Land Trust dated August 5th, 2021 and recorded August 19th, 2021, of record in Instrument No. 20210819-0112374, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1007 Dew St, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 08/14/24.

Andrew Russell

Megan Russell

STATE OF Illinois
COUNTY OF Lake

On 08/11/24, before me personally appeared Andrew Russell and Megan Russell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/11/24.

NOTARY PUBLIC

OFFICIAL SEAL
KATHERINE BURTON
NOTARY PUBLIC, STATE OF ILLINOIS
Commission # 864932
My Commission Expires Nov. 08, 2025

My Commission Expires: 11-08-2025

True Copy Certification

I, Yvette Meldrum, 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 August 14, 2024.

Signature
August 14, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 14, 2024

Notary's Signature
My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025