THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1172126 DEEDWARR
08/20/2024 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240820-0063634

STATE OF TN)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is: $430,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2024.

Notary Public

My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Khiem N Ly and Truce Le 2605 Jordan Ridge Drive Nashville, TN 37218	Kind Lending, Llc 4 Hutton Centre Drive, Suite 1000 Santa Ana, Ca 92707	Tax Parcel ID No. 058 09 0A 286.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES D. DARBY AND SHAUNA D. DARBY, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KHIEM N LY AND TRUC LE, husband and wife** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 286, as shown on the Plan of Jordan's Ridge at Eaton's Creek, Phase 11 as shown on the plan of record in Instrument No. 20100126-0006479 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 Charles D. Darby and Shauna D. Darby, husband and wife by Deed dated November 10, 2011 from NVR, Inc, a Virginia Corporation T/A Fox Ridge Homes, recorded November 14, 2011, in Instrument Number 201111140088619, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **2605 Jordan Ridge Drive Nashville, TN 37218**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 16th day of August, 2024.

CHARLES D. DARBY

SHAUNA D. DARBY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES D. DARBY AND SHAUNA D. DARBY,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of August, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

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 8/16/24 (date of document).

Jennifer Russell
Affiant Signature

8/19/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of August 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

