THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7751-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,300,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ___ DAY OF September, 2024 Notary Public MY COMMISSION EXPIRES: 1-7-2027 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1178487 DEEDWARR
09/06/2024 01:58:30 PM 5 pgs
Fees: $28.00 Taxes: $4,810.00
20240906-0068810

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clinton Douglas Langston	First American Mortgage Solutions c/o CMG 161-C	
1916 Kimbark Drive	1795 International Way	131-02-2U-002.00-CO
Nashville, TN 37215	Idaho Falls, ID 83402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Mary M. McEniry and Katherine Barrett McFerrin Trust u/a/d December 11, 2002 and Olivia Pucci McFerrin Trust u/a/d December 20, 2004 and Robert Oakley McFerrin Trust u/a/d July 5, 2006 and Sophia Luciana McFerrin Trust u/a/d December 20, 2004 and Kimbark Drive Investments, LLC., a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clinton Douglas Langston, a single man**

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:

Being Unit B, of 33 Colonial Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 33 Colonial Homes, a Horizontal Property Regime with Private Elements of record as Instrument No.20160310-0022903, Register's Office for Davidson County , Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 33 Colonial Homes, a Horizontal Property Regime with Private Elements, continued in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160310-0022903, and By laws appended thereto as Exhibit "C" Said Register's Office , are incorporated hereby reference and made a part hereof, the same as though copied herein for a more complete identification and description of said unit

Being the same property conveyed to Kimbark Drive Investments, LL a Tennessee limited liability company by Warranty Deed from Volunteer Builder, LLC, a Tennessee limited liability company of record as Instrument Number 20161031-0114826 Register's Office for Davidson County, Tennessee.

The said Kimbark Drive Investments, LLC having since been administratively dissolved by the Tennessee Secretary of State on August 6, 2017 and title being vested in the members of Kimbark Drive Investments, LLC namely Mary M. McEniry, the Katherine Barrett McFerrin Trust u/a/d December 11, 2002, the Olivia Pucci McEniry, Trust, December 20, 2004, Sophia Luciana McFerrin Trust u/a/d December 20, 2004 and Robert Oakley McFerrin Trust u/a/d July 5, 2006.

Kimbark Drive Investments, LLC executes this instrument for the purpose of conveying any interest remaining in the limited liability company.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1916 Kimbark Drive, Nashville, TN 37215**

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 do 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.

Witness our hands this the 3rd day of Sept, 2024.

Mary M. McEniry

The Katherine Barrett McFerrin Trust

Mary M. McEniry, Trustee, TRUSTEE

The Olivia Pucci McFerrin Trust

Mary M. McEniry, Trustee, TRUSTEE

The Robert Oakley McFerrin Trust

Mary M. McEniry, Trustee, TRUSTEE

The Sophia Luciana McFerrin Trust

Mary M. McEniry, Trustee, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary McEniry,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of Sept, 2024.

My Commission expires: 7/12/2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary M. McEniry** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Katherine Barrett McFerrin Trust** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Mary M. McEniry** as such **Trustee**.

Witness my hand and official seal this the 3rd day of September, 2024.

NOTARY PUBLIC

My Commission Expires: Nov 8, 2027

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary M. McEniry** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Olivia Pucci McFerrin Trust** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Mary M. McEniry** as such **Trustee**.

Witness my hand and official seal this the 3rd day of September, 2024.

NOTARY PUBLIC

My Commission Expires: Nov 8, 2027

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary M. McEniry** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Robert Oakley McFerrin Trust** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Mary M. McEniry** as such **Trustee**.

Witness my hand and official seal this the 3rd day of September, 2024.

NOTARY PUBLIC

My Commission Expires: Nov 8 2027

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary M. McEniry** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Sophia Luciana McFerrin Trust** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Mary M. McEniry** as such **Trustee**.

Witness my hand and official seal this the 3rd day of September, 2024.

NOTARY PUBLIC

My Commission Expires: Nov 8 2027

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Kimbark Drive Investments, LLC

By: _____
Milton Lovell, Manager

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, personally appeared **Milton Lovell**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of the maker, **Kimbark Drive Investments, LLC.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this the 3rd day of September, 2024.

My Commission expires Jan. 03, 2028

Emily Reimold
Notary Public

EMILY REIMOLD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JAN. 03, 2028

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 30th day of SEPTEMBER, 2024.

Date: 9-06-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 6th day of SEPTEMBER, 2024.

My commission expires ~~7/9/2024~~ 05-08-2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY