WARRANTY DEED

Karen Johnson Davidson County
Batch# 1179142 DEEDWARR
09/09/2024 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20240909-0069157

File No. KT-24-7296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

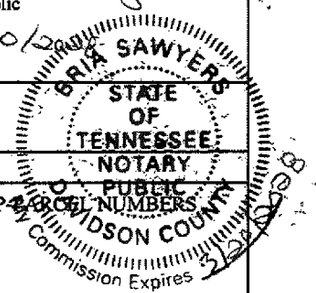
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 3/20/2028
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Matthew Alan Bestwina and James Randall Frank	Kind Lending, LLC	
(NAME)	(NAME)	085-04-0A-240.00-CO
5120 Mountainbrook Circle	4 Hutton Centre Drive Suite 1000	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Santa Ana CA. 92707	
(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, I/we, **Angela W. Barrett and Craig A. Barrett, wife and husband** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Alan Bestwina and James Randall Frank**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Final Plat The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 2B Planned Unit Development, of record in Plat at Instrument No. 20131014-0107217, 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 the same property conveyed to Angela W. Barrett and Craig A. Barrett, wife and husband by Warranty Deed from Mark Sherrard, married of record in Instrument No. 20161121-0122534 Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on November 21, 2016.

This is property more commonly known as 5120 Mountainbrook Circle, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 6th day of September, 2024.

Angela W Barrett by Craig B Att
Attorney In Fact

Angela W. Barrett by Craig A. Barrett, Attorney-In-Fact

Craig A. Barrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of September, 2024, before me personally appeared Craig A. Barrett to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of September, 2024.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-2-2027

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 Craig A Barrett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Angela W. Barrett and that he/she is authorized by Angela W. Barrett to execute this instrument on his/her behalf.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-2-2027

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23094-NS

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 9/6/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 9/6/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of September, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

