This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-4978-TM

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $302,500.00.

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2025.

Notary Public
My Commission Expires: 7/23/28

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Karen Johnson Davidson County
Batch# 1237914 DEEDWARR
02/18/2025 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,119.25
20250218-0011584

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Measia Lasha Antonay Johnson 302 Williams Avenue, #116 Madison, TN 37115	Kind Lending, LLC 4 Hutton Centre Drive, Suite 1000 Santa Ana, CA, 92707	042 12 0D 116.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Alix Hicks, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Measia Lasha Antonay Johnson, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being all of Unit 116 of WILLIAMS STATION, A TOWNHOME PLANNED UNIT DEVELOPMENT, a shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions WILLIAMS STATION of record in Instrument No. 20210420-0052421 and Scrivener's Affidavit recorded in Instrument No. 20210715-0095440, as amended in Instrument No. 20210913-0122153, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to Alix Hicks, an unmarried woman, by Special Warranty Deed from Williams Station, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230515-0036285, in the Register's Office of Davidson County, Tennessee, dated May 15, 2023 and recorded on May 15, 2023.

Being a part of the same property conveyed to Williams Station, LLC, a Tennessee non-profit limited liability company, by Quitclaim Deed from New Level Community Development Corporation, a Tennessee non-profit corporation, of record in Instrument No. 20210913-0122152, in the Register's Office of Davidson County, Tennessee, dated September 02, 2021 and recorded on September 13, 2021.

Being a part of the same property conveyed to Williams Station, LLC, a Tennessee non-profit limited liability company, by Quitclaim Deed from New Level Community Development Corporation, a Tennessee non-profit corporation, of record in Instrument No. 20210420-0052420, in the Register's Office of Davidson County, Tennessee, dated March 31, 2021 and recorded on April 20, 2021.

Being a part of the same property conveyed to New Level Community Development Corporation, a Tennessee non-profit corporation, by Warranty Deed from Cook Land Development LLC, a Tennessee limited liability company, of record in Instrument No. 20200131-0011751, in the Register's Office of Davidson County, Tennessee, dated January 30, 2020 and recorded on January 31, 2020.

This is improved property located at: **302 Williams Avenue, #116, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of January, 2025.

GRANTOR:

Alix Hicks

STATE OF NORTH CAROLINA
COUNTY OF WAYNE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alix Hicks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of ~~January, 2025~~.

Notary Public
My Commission expires: June 12, 2028

ROSHONDA M. JONES
NOTARY PUBLIC
Wayne County, North Carolina
My Commission Expires June 12, 2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **January 23, 2025**.

Affiant Signature

02/14/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **February 14, 2025**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY