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THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch # 1242153 DEEDWARR 02/28/2025 11 13 51 AM 5 pgs Fees $28 00 Taxes $3,026 60 20250228-0015049	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, ~~for this~~ transfer is: $818,000.00 Affiant Subscribed and sworn to before me, this 26TH day of FEBRUARY, 2025. Notary Public My Commission Expires: 7/3/28

DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kirsten Moen 3 Waters Avenue, Nashville, TN 37206	Send Tax Bills to: GUARANTEED RATE 3940 N. RAVENSWOOD AVE CHICAGO, IL 60613	Tax Information: Tax Parcel ID No. 083 07 0 017.00

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, **EKA DARVILL AND WIFE, KIM BARNABAS** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KIRSTEN MOEN, UNMARRIED WOMAN** ("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 and being parts of Lot Nos 9 and 10 on the Map of George C. Waters' Addition, of record in Book161,Page141, Register's Office of Davidson County, Tennessee, described as follows: Beginning at an iron pin in the Northerly margin of Waters Avenue 144 feet East of the Easterly margin of Porter Pike; thence Northerly 160 feet more or less to an iron pin in the South margin of a 12 foot alley 86 feet East of the Easterly margin of Porter Pike; thence Easterly along with the Southerly margin of said alley 60 feet to an iron pin 57 feet West of the Northwest corner of Lot No. 8 on said plan; thence Southerly 160 feet to an iron pin in the North margin of Waters Avenue 58 feet West of the Southwest corner of Lot No. 8; thence along the North margin of Waters Avenue Westerly 70 feet to the point of beginning.

Being the same property conveyed to Eka Darvill and wife Kim Barnabas by Deed dated October 15, 2019 from Timothy Hawkins and wife Kyle Gibson Jones, recorded October 16, 2019, in Instrument Number 201910160106154, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **3 Waters Avenue, Nashville, TN 37206**

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 _____ day of _____, 2025.

_____
EKA DARVILL

STATE OF _____)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EKA DARVILL,** the within named bargainor(s), 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 _____ day of _____, 2025.

_____
Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, Grantors have executed this instrument on this 26 day of ~~FEB~~, 2025

_____
KIM BARNABAS

STATE OF _____)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIM BARNABAS,** the within named bargainor(s), 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 _____ day of _____, 2025.

_____ See attached
Notary Public
My Commission Expires. _____

IN WITNESS WHEREOF, Grantors have executed this instrument on this 26th day of Feb, 2025.

EKA DARVILL

STATE OF _____)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EKA DARVILL,** the within named bargainor(s), 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 _____ day of _____, 2025.

See attached

Notary Public
My Commission Expires _____

IN WITNESS WHEREOF, Grantors have executed this instrument on this _____ day of _____, 2025.

KIM BARNABAS

STATE OF _____)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIM BARNABAS,** the within named bargainor(s), 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 _____ day of _____, 2025

Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On February 26, 2025 before me, R.Aros, Notary Public
(insert name and title of the officer)

personally appeared Eka Darvill,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

R. AROS
Notary Public - California
Ventura County
Commission # 2416085
My Comm Expires Sep 15, 2026

Signature _____ **(Seal)**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On February 26, 2025 before me, R.Aros, Notary Public
(insert name and title of the officer)

personally appeared Kim Barnabas,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R. AROS
Notary Public - California
Ventura County
Commission # 2416085
My Comm. Expires Sep 15, 2026

Signature _____ **(Seal)**