Register Return To: 25-CV-062
Land Title South
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1244530
03/10/2025 09 51 05 AM
Fees $13 00 Taxes $1,479 63

Davidson County
DEEDWARR
2 pgs

20250310-0017705

File No BC-25-318

SUSAN L JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-06-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Boniface M Kimathi and Susan W Githua	old National Bank	
(NAME) 1705B 17th Avenue North	(NAME) 101 Northwest Fourth	081-11-0-176 00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Evansville, IN 47708	
(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, **ADAM WISE AND VICTORIA GEORGE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BONIFACE M. KIMATHI AND SUSAN W. GITHUA, HUSBAND AND WIFE**, 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 Northerly half of Lot No. 392 on the Plan of DT McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot Number 392 fronts 50 feet on the Westerly side of 17th Avenue North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Adam Wise and Victoria George, husband and wife by Warranty Deed from KSRW, LLC of record in Instrument No. 20170105-0001098 Register's Office for Davidson County, Tennessee, dated December 14, 2016 and recorded on January 05, 2017.

This is property more commonly known as 1705B 17th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 our hand this 26 day of February, 2025.

Adam Wise

Victoria George

STATE OF California
COUNTY OF Marin

On this 26 day of February, 2025, before me personally appeared Adam Wise and Victoria George, 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 26 day of February, ~~2025~~ 2025 DF.

Notary Signature
My commission expires. 5/21/2026

DEBRA J. FOX
Notary Public - California
Marin County
Commission # 2401860
My Comm. Expires May 21, 2026