Karen Johnson Davidson County
Batch# 1253913 DEEDWARR
03/31/2025 08:52:30 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00
20250331-0023736

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/3/26

(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

B-C-25-3522

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Madeleine C. Donkin and Timothy L. Donkin** | Guaranteed Rate, Inc. | |
| (NAME) | (NAME) | |
| **3522 Whites Creek Pike** | 3940 N. Ravenswood Ave | **049 14 0E 001.00CO** |
| (ADDRESS) | (ADDRESS) Suite 2W | |
| **Nashville, TN 37207** | Chicago IL 60613 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL SIMIYU, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MADELEINE C. DONKIN AND TIMOTHY L. DONKIN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 3522 as established in Declaration of Covenants, Conditions and Restrictions for THIRTYFIVETWENTYFOUR WHITES CREEK PIKE, a horizontal property regime with private elements, of record at Instrument No. 20240308-0016280, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit "B" to said Declaration, and which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul Simiyu, by Quitclaim Deed from Marcelo Lemus Menjivar, of record in Instrument No. 20240314-0017698, in the Register's Office of Davidson County, Tennessee, dated March 06, 2024, and recorded on March 14, 2024.

Further being a part of the same property conveyed to Paul Simiyu, Unmarried and Marcelo Lemus Menjivar, Married, by Warranty Deed from Kudzu Real Estate, Inc., of record in Instrument No. 20231221-0098559, in the Register's Office of Davidson County, Tennessee, dated December 21, 2023, and recorded on December 21, 2023.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20240308-0016280.
- Easement for Permanent Utility, recorded in Book 5596, Page 798.
- Charter for ThirtyFiveTwentyFour Whites Creek Pike Homeowners Association, Inc. recorded as Instrument No. 20240403-0023439.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3522 Whites Creek Pike, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 28 DAY OF MARCH, 2025.

Paul Simiyu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SIMIYU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2025.

Notary Public
My Commission Expires: 6-8-27
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Andy Maloney, 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 3/28/2025 (date of document).

Affiant Signature
Date 3/28/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202503310023736