WARRANTY DEED

Karen Johnson Davidson County
Batch# 1255763 DEEDWARR
04/02/2025 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20250402-0025091

File No. AP-25-8969

STATE OF TENNESSEE
COUNTY OF DAVIDSON 38540

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

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 NUMBER
Danielle Lewis	Kind Lending LLC	
(NAME)	(NAME)	
1325 5th Avenue North, #1	4 Hutton Centre Drive #1000	082-09-0W-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	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, **Rita Bullinger, an unmarried woman** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danielle Lewis, an unmarried woman** 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 Unit No. 1 on the Plat of Germantown Commons Units attached as Exhibit "D" to the Declaration for Germantown Commons, a Condominium, of record in Instrument Number 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument Number 20140117-0005032, and amended in Instrument Number 20141003-0092050, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said unit, together with the with the undivided percentage interest in the common elements as set on Exhibit "E" to the aforementioned Declaration as to said unit.

Being the same property conveyed to Rita Bullinger by Warranty Deed from Germantown Commons of Tennessee LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151002-0100502 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on October 02, 2015.

This is property more commonly known as 1325 5th Avenue North, #1, 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 my/our hand this 1st day of April, 2025.

Rita Bullinger by ~~Andrew~~ R
her Attorney in Fact

Rita Bullinger by Andrew Suzore, her
Attorney-In-Fact

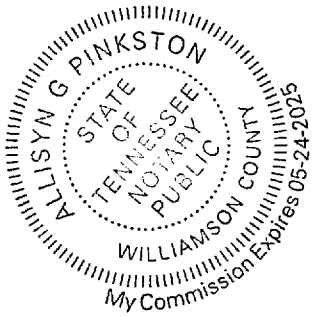
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Andrew Suzore with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Rita Bullinger and that this instrument was executed on behalf of the said Rita Bullinger for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. __202504020025090____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 1st day of April, 2025.

Allisyn G Pinkston

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, George Mudter, 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 4/1/25 (date of document).

Affiant Signature

4/2/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

