Karen Johnson Davidson County
Batch# 1292292 DEEDWARR
07/01/2025 09:49:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20250701-0051726

WARRANTY DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-264

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mark Andrew Muth	The Huntington National Bank	131 02 2R 002.00
(NAME) 1928 Kimbark Drive	(NAME) 7 Easton Oval	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Columbus, OH 43219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Durham Finn and Margaret Conner Finn, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Mark Andrew Muth, an unmarried man** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 1928 Kimbark Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 30th day of June, 2025.

GRANTOR:

William Durham Finn

Margaret Conner Finn

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William Durham Finn and Margaret Conner Finn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 30th day of June, 2025.

Notary Public

My Commission Expires: 03/09/27

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit B of 30 Colonial Homes, a Horizontal Property Regime With Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 30 Colonial Homes, a Horizontal Property Regime With Private Elements, of record as Instrument No. 20160310-0022897, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 30 Colonial Homes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 2060310-0022897, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to William Durham Finn and Margaret Conner Finn, husband and wife, by Warranty Deed from Volunteer Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170403-0032482, as corrected in Instrument No. 20170710-0068783, in the Register's Office of Davidson County, Tennessee, dated March 30, 2017 and recorded on April 03, 2017.

Certificate of Authenticity

I, Riley Harnick, 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 June 30, 2025.

Affiant Signature

6/30/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30 day of June, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DANA LOGGINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 24, 2027
COUNTY OF BLOUNT

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-1928