**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1304362 DEEDWARR
08/01/2025 09:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,267.25
20250801-0061011

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $342,500.00

Kimberly Bond
Affiant Signature

Subscribed and sworn to before me on this the 30 Day of July 2025.

Notary Public
My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

**NAME AND ADDRESS OF PROPERTY OWNER:**
Jobin 22 LLC
3500 S Dupont Hwy, Dover, DE 19901

**SEND TAX BILLS TO:**
Jobin 22 LLC
3500 S Dupont Hwy, Dover, DE 19901

**MAP AND PARCEL NUMBER: 087050A02700CO**

# WARRANTY DEED
## 25NT00842

Effective the 30 Day of July, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Jonathan Sims and Carmen Sims, husband and wife**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Jobin 22 LLC**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of FARMINGHAM WOODS, PHASE I, as shown by plat of record in Plat Book 7900, page 173, and amended in Plat Book 7900, Page 228, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Sims and Carmen Sims, husband and wife from Christopher Adam Kunkel and Chelsea Kunkel, husband and wife, by Warranty Deed dated 05/21/2018 and recorded 05/31/2018 in Instrument No. 20180531-0051889, Register's Office of said County.

This is an improved property commonly known as: 5929 Colchester Dr, Hermitage, TN 37076

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 hands this the 30 day of July, 2025

Jonathan Sims

**Jonathan Sims**

State of TN )
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jonathan Sims**, the within named bargainer, 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.

Notary Public

My Commission expires: 1 / 25 / 26.

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Carmen Sims

**Carmen Sims**

State of TN )
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Carmen Sims**, the within named bargainer, 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.

Notary Public

My Commission expires: 1 / 25 / 26.

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

County Parcel number: 087050A02700CO
Street address of property: 5929 Colchester Dr, Hermitage, TN 37076

Oath of Consideration

I or we, Marcia Escobar, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 342,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 31 day of July, 2025

Signatures of Affiant(s):

Marcia Escobar

Sworn and subscribed before me this 31 day of July, 2025.

Notary Public Expires: 11-08-28

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**Tennessee Certification of Electronic Document**

I, Sheraye Motton, 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 07/30/2025 (date of document).

Sheraye Motton
Affiant Signature

08/01/2025
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 01 day of AUGUST, 2025

Notary's Signature

MY COMMISSION EXPIRES: 06-22-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CARA SUE TAUCHER - Notary Public
Allegheny County
My Commission Expires June 22, 2025
Commission Number 1400134