Karen Johnson Davidson County
Batch# 1404821 DEEDWARR
04/13/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,960.64
20260413-0029924

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED TWO AND 00/100 ($29,902.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF APRIL, 2026. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
CAMERON HENSLEY AND SHIFTEH KHALILI (NAME)	**NEW OWNER** (NAME)	**172 08 0D 001.00**
427A KINHAWK COURT NASHVILLE, TN 37211 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of April, 2026, the undersigned, **HOMESIMPLE, LLC, A NEVADA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CAMERON HENSLEY AND SHIFTEH KHALILI, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **427A KINHAWK COURT, NASHVILLE, TN 37211** and more particularly described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. 427A of PROPERTIES AT 427 KINHAWK, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for PROPERTIES AT 427 KINHAWK, of record in Instrument No. 20241122-0091605, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Homesimple, LLC, a Nevada Limited Liability Company, by Warranty Deed from Porfirio Alfaro and Francisca Solis, married, of record in Instrument No. 20260320-0022461, in the Register's Office of Davidson County, Tennessee, dated March 20, 2026 and recorded on March 20, 2026.

Being part of the same property conveyed to Porfirio Alfaro and Francisca Solis, husband and wife, by Warranty Deed from Angela E. Post and Jennifer E. Langford and Kellie Edens Hartman, heirs at law of Treva Delores Edens, deceased, of record

in Instrument No. 20240618-0045465, in the Register's Office of Davidson County, Tennessee, dated June 10, 2024 and recorded on June 18, 2024.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of April, 2026.

Grantor: Homesimple, Llc
By: The Biaggi Trust, Dated July 18, 2000
Its: Sole Member Of Homesimple, Llc
By: Christopher D. Biaggi, Trustee

STATE OF ~~TENNESSEE~~ Nevada RLB)
COUNTY OF ~~DAVIDSON~~ Clark)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **CHRISTOPHER D. BIAGGI** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee of **THE BIAGGI TRUST, DATED JULY 18, 2000** (the "*Trust*"). The Trust is the Sole Member of **HOMESIMPLE, LLC** as identified by record of the Nevada Secretary of State, and as such, Christopher D. Biaggi acknowledged that as Trustee of the Trust, he is authorized to execute the foregoing instrument on behalf of **HOMESIMPLE, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Nevada, and that they in such capacity as said Trustee, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Trustee of the Trust, the Limited Liability Company's sole member.

WITNESS my hand, at office, on this ~~10th~~ 9th day of April, 2026. RLB

REXANNA L BORDEN
Notary Public, State of Nevada
Appointment No. 23-3664-01
My Appt. Expires Oct 8, 2027

Rexanna L Borden
Notary Public

10/8/27
My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 April 10, 2026

Affiant Signature

April 10, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 10 day of April, 20 26

Notary Public

Notary's Seal:

