Karen Johnson Davidson County
Batch# 1408346 DEEDWARR
04/20/2026 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20260420-0032178

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00. Affiant Subscribed and sworn to before me, this April 17, 2026. Notary Public My commission expires: 9/7/2026

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Igbagbosanmi Ojuolape Olatunji Oloruntobiloba Tolulope Olatunji	NEW OWNERS	131-02-1K-001.00-CO
4115 Kimbark Dr		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Leo Yao Luo and Katherine Loh, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Igbagbosanmi Ojuolape Olatunji and Oloruntobiloba Tolulope Olatunji, Wife and Husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4115 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 4115 & 4117 Kimbark Drive, a Horizontal Property Regime, of record in Instrument Number 20200213-0016780, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; to which reference is hereby made for a more complete description.

Being the same property conveyed to Leo Yao Luo and Katherine Loh, Husband and Wife by Warranty Deed from Build Nashville DBH, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20210525-0070752 Register's Office for Davidson County, Tennessee, dated May 20, 2021 and recorded on May 25, 2021.

This is [X] improved [ ] unimproved property known as 4115 Kimbark Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantees that they are lawfully selzed and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANTS and binds themselves, their 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 16th day of April, 2026

Leo Yao Luo

Katherine Loh

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, Leo Yao Luo and Katherine Loh, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of April, 2026.

Notary Public
My Commission Expires: _____

Lenders Title Company File No. 26-11111-7524



Certificate of Authenticity

I, Holly A Mason, 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 4/17/26.

Affiant Signature

4/17/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of April, 2026

Notary's Signature (Notary Seal)

My Commission Expires: 03/06/29

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON