WARRANTY DEED

Karen Johnson Davidson County
Batch# 1410407 DEEDWARR
04/23/2026 11:03:30 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20260423-0033950

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW K. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0126

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Mashingaidze and Tequila Nicole Mashingaidze	~~New Owner~~ Kind Lending, LLC	Map: 150-03-0-282.00
(NAME) 3920 Hillshire Drive	(NAME) 1920 Main Street, Suite 1200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Irvine CA 92614	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($430,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CATHY K. TRIGG, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL MASHINGAIDZE AND TEQUILA NICOLE MASHINGAIDZE, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 593, on the Plan of Kensington Priest Lake, Section 2, of record in Plat Book 6250, Page 592, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cathy K. Trigg, by deed from Thomas E. Ragland and wife, Pamela G. Ragland, of record in Book 9016, Page 650, dated July 15, 1993, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 592 and 593, said Register's Office.

Power of Attorney of record in 202604230033949 _____, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6632, Page 820, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3920 Hillshire Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of April, 2026.

Cathy K. Trigg by Hugh B. Trigg as Attorney in Fact
Cathy K. Trigg
By: Hugh B. Trigg, as Attorney in Fact

STATE OF VIRGINIA
COUNTY OF Alexandria City

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Hugh B. Trigg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Cathy K. Trigg, as his/her Attorney-in-Fact, as the free act and deed of the within named Cathy K. Trigg.

Witness my hand and official seal this 21st day of April, 2026.

My Commission Expires: March 31, 2028
Notary Registration No: 7882204

Keisha Lynn McGee
Notary Public

KEISHA LYNN MCGEE
Notary Public
Commonwealth of Virginia
Registration No. 7882204
My Commission Expires Mar 31, 2028

I, Andy Maloney, 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 4/21/2026 (date of document).

Affiant Signature
Date **4/21/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY