WARRANTY DEED

Karen Johnson Davidson County
Batch# 1435733 DEEDWARR
06/18/2026 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,233.88
20260618-0055313

File #26-DW-0813-C

(SEAL)
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,480.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Griffin Sinclair	**Kind Lending, LLC**	
(NAME)	(NAME)	
813 Fall Court	**1920 Main Street, Suite 1200**	**150 07 0 387.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	**Irvine, CA 92614**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHARLENE GALARZA, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GRIFFIN SINCLAIR, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 368 on the plan of SECTION FOUR-B, TOWNE VILLAGE OF THE COUNTRY, of record in Plat Book 6250, Page 496, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charlene Galarza, a(n) Single Person, by Special Warranty Deed from Kondaur Capital, LLC fka Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as separate trustee of Matawin Ventures Trust Series 2019-3, of record in Instrument No. 20210315-0034202, in the Register's Office of Davidson County, Tennessee, dated March 08, 2021 and recorded on March 15, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
9* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR-B, TOWNE VILLAGE OF THE COUNTRY, as recorded in Plat Book 6250, Page(s) 496.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6582, Page 568.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **813 Fall Court, Antioch, TN 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th day of June, 2026.

Charlene Galarza

Szabolcs Kodmon

***SZABOLCS KODMON**, spouse of **CHARLENE GALARZA**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **SZABOLCS KODMON** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2026, before me personally appeared Charlene Galarza, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of June, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2026, before me personally appeared Szabolcs Kodmon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of June, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Denise Woods,** 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 this the 15 day of June, 2026.

Denise Woods
Affiant Signature
Date 6-15-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of June, 2026.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

