Karen Johnson Davidson County
Batch# 1442993 DEEDWARR
07/07/2026 01:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,147.00
20260707-0061176

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-2456

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of July, 2026

Notary Public

Commission Expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alberto Ruiz-Banos, Jr 4355 Central Valley Drive Hermitage, TN 37076	Kind Lending, LLC 1920 main St. Suite 1200 Irvine, CA 92614	087-13-0-029

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lynda R. Osante-Sims and Robert B. Sims, Trustees of The Sims Family Trust u/t/d May 30, 1998 dated May 30, 1998

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alberto Ruiz-Banos, Jr

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 41 ON THE PLAN OF CENTRAL VALLEY FOREST, OF RECORD IN BOOK 5800, PAGES 71 AND 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 41 FRONTS 66.67 FEET ON THE NORTHERLY MARGIN OF CENTRAL VALLEY DRIVE AND EXTENDS BACK 120.0 FEET ON THE EASTERLY LINE AND 120.0 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 66.67 FEET THEREON.

BEING the same property conveyed by Warranty Deed from Syed N Huda and Shahana Huda to Robert Sims and Lynda Sims, husband and wife, recorded October 23, 2018, as Instrument No. 20181023-0105042 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $168,000.00.

BEING the same property conveyed by Quit Claim Deed from Robert Sims and wife Lynda Sims to Robert B. Sims and Lynda R. Osante-Sims, Trustees of The Sims Family Trust, u/t/d May 30, 1998, recorded October 23, 2018, as Instrument No. 20181023-0105044 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

Commonly Known As: 4355 and 4357 Central Valley Drive, Hermitage 37076

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4355 Central Valley Drive, 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; and we so 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.

Dated this the 2nd day of July, 2026.

The Sims Family Trust u/t/d May 30, 1998 dated May 30, 1998

By: Lynda R Osante-Sims, TRUSTEE
Lynda R. Osante-Sims, Trustee

By: Robert B. Sims, TRUSTEE
Robert B. Sims, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lynda R. Osante-Sims and Robert B. Sims, Trustees of the The Sims Family Trust u/t/d May 30, 1998 dated May 30, 1998 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of June, 2026.

_____
Notary Public at Large
My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

Joselene Sipin-Sayno
Notary Public

On 29 Jun 2026 before me, _____
(insert name and title of the officer)

personally appeared Lynda R. Osante-Sims & Robert B. Sims,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

JOSELENE SIPIN-SAYNO
Notary Public - California
Orange County
Commission # 2456196
My Comm. Expires July 31, 2027

WITNESS my hand and official seal.

Signature _____ (Seal)

JOSELENE SIPIN-SAYNO
Notary Public - California
Orange County
Commission # 2456196
My Comm. Expires July 31, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 2. 2026

Affiant Signature

6th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of Julv, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

