Karen Johnson Davidson County
Batch# 1482650 DEEDWARR
10/09/2026 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20261009-0092801

ADDALITA STEPHENS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of October, 2026.

(Affix Seal) Notary Public

My Commission Expires: 9/13/2028

2026-09-4622

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Kinneman 3522 Whites Creek Pike Nashville, TN 37207	NEW OWNER	Map/Parcel 049-14-0E-001.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Madeleine C. Donkin and Timothy L. Donkin, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Kinneman, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 3522 as established in Declaration of Covenants, Conditions and Restrictions for Thirtyfivetwentyfour Whites Creek Pike, a horizontal Property regime with private elements, as of record at instrument No. 20240308-0016280, register's Office Davidson County, Tennessee, as identified on Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Paul Simiyu, unmarried, and Marcelo Lemus Menjivar, married by Warranty Deed from Kudzu Real Estate, Inc of record in Instrument No. 20231221-0098559 Register's Office for Davidson County, Tennessee, dated December 21, 2023 and recorded on December 21, 2023.

Being the same property conveyed to Paul Simiyu by Quitclaim Deed from Marcelo Lemus Menjivar of record in Instrument No. 20240314-0017698 Register's Office for Davidson County, Tennessee, dated March 06, 2024 and recorded on March 14, 2024.

Being the same property conveyed to Madeleine C. Donkin and Timothy L. Donkin, wife and husband by Warranty Deed from Paul Simiyu, a single man of record in Instrument No. 20250331-0023736 Register's Office for Davidson County, Tennessee, dated March 28, 2025 and recorded on March 31, 2025.

This conveyance is subject to the following: Davidson County property taxes for subsequent years, a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3522 Whites Creek Pike, Nashville, TN 37207.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 5 day October, 2026.

Madeleine C. Donkin

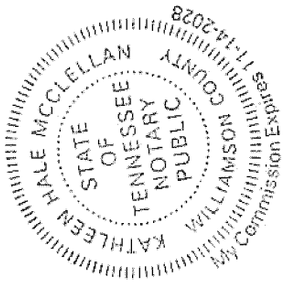
Timothy L. Donkin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5 day of October, 2026, before me personally appeared Madeleine C. Donkin and Timothy L. Donkin, 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 5 day of October, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 10/5/2026.

Affiant Signature – Joshua A. Terry

10/6/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/6/2026.

Notary Public

My Commission Expires: 5.10.27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON