Karen Johnson Davidson County
Batch# 1483136 DEEDWARR
10/12/2026 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $904.65
20261012-0093511

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-26-28

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carol Dinsmoor	Zillow Home Loans, LLC	064-12-0A-130.00
(NAME)	(NAME)	
130 Saddle Tree Court	2600 Michelson Dr, Ste 1201	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Irvine, CA 92612	
(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 considerations, the receipt of which is hereby acknowledged, **Julia Kimbrell, a single person**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Carol Dinsmoor, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 130, Fox Run Condominium Apartments, Section 1, as of record in Plat Book 4860, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Julia Kimbrell, a Single Person by Warranty Deed from Lindsey K. Sanders, unmarried woman, dated 10/05/2023, recorded in Instrument No.20231006-0078786, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 130 Saddle Tree Court, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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 8th day of October, 2026.

Julia Kimbrell

Julia Kimbrell

State of Illinois
County of McHenry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia Kimbrell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of October, 2026.

Kimberly Marie Pinnelli

Notary Public:
My Commission Expires: 3/6/2029

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

OFFICIAL SEAL
KIMBERLY MARIE PINNELLI
Notary Public, State of Illinois
Commission No. 1039551
My Commission Expires
March 06, 2029

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 October 9, 2026.

Lissa Groom
Affiant
Date: 10/9/2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 9 day of October, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON