Karen Johnson Davidson County
Batch# 194836 DEEDWARR
02/13/2019 10:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20190213-0013519

This Instrument prepared by: David A. Domzal, Esq., Williams Acosta, PLLC, 535 Griswold, Suite 1000, Detroit, MI 48226

65282511 - 4853684

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of January, 2019, by and between David A. Domzal and Theresa Domzal, husband and wife, party of the first part, and Bethany Sanders and Jonothan Sanders, wife and husband, and party of the second part.

WITNESSETH: That for the consideration hereinafter expressed, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot 56, on the plan of Phase Two, Section Four, New Hope Point, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 874, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

This is improved property, known as 321 Moonwater Court, Hermitage, Tennessee 37076.

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

TO HAVE AND TO HOLD the above described real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the above described real estate and that they have good right to sell and convey the same.

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Three Hundred Thousand Dollars ($300,000.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

David A. Domzal

Theresa Domzal

Being the same property conveyed to David A. Domzal and Wife, Theresa Domzal, by deed dated April 25, 2014 of record in Deed Instrument/Case No. 201040428-0035403, in the County Clerk's Office

STATE OF COLORADO

COUNTY OF SUMMIT

Personally, appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, David A. Domzal and Theresa Domzal, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 29 day of January 2019.

Notary Public

My commission expires: Nov 9, 2022

STEFFANIE TERWILLIGER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184043741
MY COMMISSION EXPIRES NOV 9, 2022

STATE OF COLORADO

COUNTY OF SUMMIT

We hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00

Affiant

Subscribed and sworn to before me this the 29 day of January, 2019.

Notary Public

My commission expires: Nov 9, 2022

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: 321 Moonwater Court, Hermitage, TN 37076

STEFFANIE TERWILLIGER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184043741
MY COMMISSION EXPIRES NOV 9, 2022

MAIL TAX NOTICES TO: Bethany Sanders, 321 Moonwater Court, Hermitage, TN 37076

NAME AND ADDRESS OF PROPERTY OWNERS: Bethany and Jonothan Sanders, 321 Moonwater Court, Hermitage, Tennessee 37076

THIS INSTRUMENT PREPARED BY: David A. Domzal, Esq., 535 Griswold, Suite 1000, Detroit, Michigan 48226

RETURN TO: Bethany Sanders, 321 Moonwater Ct., Hermitage, Tennessee 37076

TAX PARCEL NO.: 098130A05600CO

STATE TAX: $_____

REGISTER'S FEE: $_____

RECORDING FEE: $_____

TOTAL: $_____

True Copy Certification

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne