THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200325682** Karen Johnson Davidson County Batch# 395098 DEEDWARR 05/04/2020 10:57:03 AM 2 pgs Fees: $13.00 Taxes: $1,110.00 20200504-0046237	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2020. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Casey M. Cook and Melissa G. Cook 1104 Lorme Ct Brentwood, TN 37027	Casey M. Cook and Melissa G. Cook 1104 Lorme Ct Brentwood, TN 37027	Tax Parcel ID No. 156 10 0 015.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Dominguez and Andrew Dominguez and Phillip Dominguez, Trustees of the Irrevocable Trust of Victor L. Dominguez, dated December 20, 2019** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Casey M. Cook and Melissa G. Cook, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Section 1, Harpeth River Estates, as of record in Book 4460, Page 188, Register's Office for said County, to which plan reference is made for a more particular description of said lot.

Being the same property conveyed to John Dominguez, Andrew Dominguez, and Phillip Dominguez, Trustee of the Irrevocable Trust of Victor L. Dominquez, dated December 20, 2019, by Quitclaim Deed from Victor L. Dominquez (unmarried), of record in Instrument No. 20191231-0134713, in the Register's Office of Davidson County, Tennessee, dated December 20, 2019 and recorded on December 31, 2019.

Being the same property conveyed to Victor L. Dominguez and wife, Amparo R. Dominguez, by Warranty Deed from Douglas A. Small and wife, Bonnie M. Small, of record in Book 5662, Page 166, in the Register's Office of Davidson County, Tennessee, dated October 07, 1980 and recorded on October 08, 1980. Amparo R. Dominquez is deceased on May 30, 2018 and Victor L. Dominquez Conveys as surviving tenants by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

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 1, HARPETH RIVER ESTATES, as recorded in Plat Book 4460, Page(s) 188. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4745, Page 492 and assignment recorded in Book 5123, Page 520.

This is improved property located at 7920 Meadow View Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2020.

The Irrevocable Trust of Victor L. Dominquez, dated December 20, 2019

By: _____
John Dominguez, Trustee
By: Phillip Dominguez, Attorney in Fact

By: _____
Andrew Dominguez, Trustee
By: Phillip Dominguez, Attorney in Fact

By: _____
Phillip Dominguez, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Dominguez, Trustee of the Irrevocable Trust of Victor L. Dominguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for John Dominguez and Andrew Dominguez, Trustees of the Irrevocable Trust of Victor L. Dominguez he is authorized by John Dominguez and Andrew Dominguez, Trustees under said Trust agreement pursuant to TCA 35-15-807 to execute this instrument on their behalf.

WITNESS my hand, at office, this 30th day of April, 2020.

_____
Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 06, 2022