Karen Johnson Davidson County
Batch# 461175 DEEDWARR
08/20/2020 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,941.13
20200820-0094279

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200728664**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $794,900.00. Julie Baily Affiant Subscribed and sworn to before me, this 14th day of August, 2020. Carmen Coats Notary Public My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-04-2022

WARRANTY DEED

Address New Owner: Darren Vandergriff and Malaka Gharib 1623 Sumner Avenue Nashville TN 37206	Send Tax Bills To: Studio Bank 124 12th Ave S., Suite 400 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 083-06-0-028.00

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, **Domestic Builders LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darren Vandergriff and Malaka Gharib, husband and wife**, ("Grantees"), their 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. 23 of Block "C" on the Map showing the resubdivision of certain lots of Weakley Place as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee, more fully described by a survey by John Kohl, dated March 26, 1976, as follows:

Said Lot fronts 50 feet on the North side of Sumner Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Domestic Builders LLC, a Tennessee limited liability company by Warranty deed from The MC2 Group, Inc., a Tennessee Corporation of record in Instrument No. 20191125-0121773 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 25, 2019.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 12, Register's Office for Davidson County, Tennessee.

This is improved property located at 1623 Sumner Avenue Nashville TN 37206

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 14th day of August, 2020.

Domestic Builders LLC

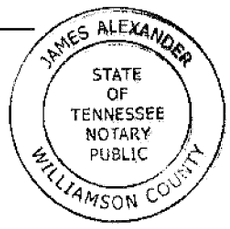
BY: _____
Tanner Rollins, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tanner Rollins, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole Member of Domestic Builders, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such sole member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole member.

Witness my hand, at office, this 14th day of August, 2020.

_____
Notary Public
My Commission Expires: _____



MY COMMISSION EXPIRES
MARCH 14, 2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022