Please Record & Return to:
Faith Title & Escrow, Inc.
2236 New Hope Rd.
Hendersonville, TN 37075

Name and Address of New Owner:
Marcus Dombroski
5610 A Burgess Avenue
Nashville, TN 37209

Send Tax Bills To:
Marcus Dombroski
5610 A Burgess Avenue
Nashville, TN 37209

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 491661 DEEDWARR
10/07/2020 03:03:47 PM 2 pgs
Fees: $13.00 Taxes: $1,726.05
20201007-0116630

Map & Parcel No: 103-02-0K-013.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher J. Morris and Madeline R. Morris, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marcus Dombroski, An Unmarried Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, being Unit No. 13, on the Horizontal Property Regime for Catalyst Nashville, a Townhouse Planned Unit Development, as established in Declaration of Protective Covenants, Conditions and Restrictions of record at Instrument No. 20150113-0003593, amended in Instrument No. 20160921-0099727 and in Instrument No. 20161031-0115049, in the Register's Office of Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Morris and Madeline R. Morris, husband and wife, by Warranty Deed from Catalyst Nashville, LLC, a Tennessee limited liability company, of record in Instrument No. 20161230-137565, Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on December 30, 2016.

Being also known as 5610A Burgess Avenue, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of October, 2020.

_____(SEAL)
Christopher J. Morris

_____(SEAL)
Madeline R. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher J. Morris and Madeline R. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

STEVEN PAUL DISHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 5th day of October, 2020.

_____
Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $466,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
5th day of October, 2020.

_____
Notary Public
My commission expires: 9/20/21

JENNIFER QUINN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No. 2020-1062