Karen Johnson Davidson County
Batch# 544562 DEEDWARR
01/04/2021 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,438.67
20210104-0000578

WARRANTY DEED

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 10/02/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin Schwartz and Amy Schwartz	**First American Mortgage Solutions**	07203004800
(NAME)	(NAME)	
1210 Stratford Avenue	**1795 International Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Idaho Falls, ID 83402**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Domaine Homes LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Martin Schwartz and Amy Schwartz, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, being the westerly 50 feet of Lot 238 on the map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot 238 fronts 50 feet on the southerly margin of Stratford Avenue and extends back between parallel lines 205 feet to a dead line in the rear.

Being the same property conveyed to Domaine Homes LLC by deed dated November 5, 2019 from Nathan Ledbetter of record in Instrument No. 20191105-0114413, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1210 Stratford Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hands this 28th day of December, 2020.

Domaine Homes LLC

By: _____

Nathan Thomas Ledbetter, Sole Member

State of Tennessee
County of Davidson

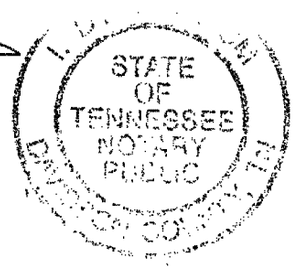
Personally appeared before me, a notary public in and for the state and county aforementioned, Nathan Thomas Ledbetter with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Domaine Homes LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member

WITNESS my hand and seal this 28th day of December, 2020.

_____

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Schwartz



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