# WARRANTY DEED

Karen Johnson Davidson County
Batch# 557688 DEEDWARR
01/20/2021 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210120-0008850

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Clarksville, 123 - A Center Pointe Drive, Clarksville, TN 37040

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Elliott Dombrosky | Ameris Bank | Parcel ID: 026-07-0-028.00 |
| (NAME) 113 Asbee Court | (NAME) 1800 Parkway Place, Ste. 820 | |
| (ADDRESS) Goodlettsville, TN 37072 | (ADDRESS) Marietta, GA 30067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 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, WE, **Mary Darlene Hayes f/k/a Darlene Mary Turnbo and husband, Douglas Wayne Hayes, Sr.*****, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elliott Dombrosky, a unmarried man**, 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, Tennessee, being Lot No. 136 on the Plan of Windsor Green, Phase 1, Section II, of record in Book 6250, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 136, being a corner lot, fronts 50.33 feet on the easterly margin of Asbee Court and front 54.29 feet on the southerly margin of Windsor Trace, said frontages being jointed by a curve measuring 34.10 feet; the easterly line of said lot extends back 85.94 feet and intersects the southerly line which measures 73 feet thereon. to which plat reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Mary Darlene Turnbo, By Quitclaim Deed from Daniel Lucas Hart, dated March 21, 2014 recorded March 27, 2014, of record as Instrument No. 20140327-0025214 Register's Office for Davidson County, Tennessee.

***Darlene Mary Turnbo is now known as Mary Darlene Hayes. Her husband, Douglas Wayne Hayes, Sr. joins in the execution of this Deed to convey any marital rights he may have in the property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 113 Asbee Court, Goodlettsville, TN 37072

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 our hands this 19th day of January, 2021.

Mary Darlene Hayes

Douglas Wayne Hayes, Sr.

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Mary Darlene Hayes and Douglas Wayne Hayes, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of January, 2021.

Notary Public

My Commission Expires:

(SEAL)

MARK D. BOLES, SR.
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
6/14/2022
COUNTY OF MONTGOMERY

# True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021