Karen Johnson Davidson County
Batch# 632015 DEEDWARR
05/10/2021 10:03:50 AM 2 pgs
Fees: $13.00 Taxes: $1,171.05

20210510-0062227

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Cobb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: April 20, 2025
(AFFIX SEAL)

JUDITH S OAKLEY NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA APRIL 20, 2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH21-01665

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joseph Michael Domizio 3148 Penn Meade Way Nashville, TN 37214	SWBC Mortgage Corp. 9311 San Pedro # 100 San Antonio, TX 78216	052-13-0B-389.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Korby Clements**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph Michael Domizio**, hereinafter called the Grantees, their successors 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. 4, on the plan of Condominium Plat, River Glen Planned Unit Development, Phase 6, and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under and established by a Master Deed and By-Laws of record in Bock 7566, Page 571; Instrument No. 20030425-0055851; Instrument No. 20030425-0055853; Instrument No. 20030522-0069839; Instrument No. 20030617-0083416; Instrument No. 20030617-0083418; Instrument No. 20030617-0083420; Instrument No. 20030620-0085759; Instrument No. 20030623-0086315; Instrument No. 20030728-0105087; Instrument No. 20030728-0105088; Instrument No. 20040713-0083147; Instrument No. 20040915-0111299; and Instrument No. 20040915-0111301, said Register's Office, to which River Glen, Phase 6 is submitted by Declaration of Submission of record in Instrument No. 20050713-0081132, and as shown by plat of record in Instrument No. 20050602-0062805, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Korby Clements, a single woman by deed from Rohner Real Estate Group LLC, dated July 11, 2018, recorded July 13, 2018, of record in Instrument No. 20180713-0068162, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3148 Penn Meade Way, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6th day of May, 2021

Korby Clements

STATE OF Georgia

COUNTY OF Cobb

On this 6th day of May, 2021, before me personally appeared Korby Clements, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: April 20, 2025

JUDITH S OAKLEY NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES APRIL 20, 2025