Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 779,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2021.

Notary Public

COMMISSION EXPIRES:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 691210 **DEEDWARR**
08/05/2021 09:42:49 AM 2 pgs
Fees: $13.00 Taxes: $2,882.30

20210805-0105215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Domestic Builders LLC Albert Kiteck	New Owner	132-05-0-096
(NAME)	(NAME)	
5001 Briarwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Dorothy J. Mercy, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Domestic Builders LLC, Tennessee limited liabilty company and Albert Kiteck, tenants in common,** 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. 31 on the Map of Section II, Glendale Park, as of record in Book 1130, page 61, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Tower Place, the common corner of Lots 30 and 31; thence with the line between said lots, southerly 165.3 feet to a point in the north line of Lot 33; thence with the line between Lots 31 and 32, easterly 118.5 feet to the westerly margin of Park Avenue; thence with the margin of said Avenue, northerly 150.2 feet to the beginning of a curve; thence with said curve, northwesterly 32.2 feet to the point in the south margin of Tower Place; thence with the margin of the same, westerly 102.2 feet to the beginning.

Being the same property conveyed to Charles H. Hardin and wife, Jeri A. Hardin by deed of record in Book 4803, Page 545, Register's Office for Davidson County, Tennessee. The said Charles H. Hardin subsequently predeceased the said Jeri A. Hardin, who remained vested in sole ownership of the property upon her death. The Last Will and Testament ("Will") of Jeri Hardin Carver f/k/a Jeri A. Hardin was admitted to probate in the Probate Court for Davidson County, Tennessee in Docket Number 16P1224, and a certified copy of which is of record in Instrument No. 20170623-0063696 in said Register's Office. The said Will bequeathed the property to Grantor herein.

This property did not constitute the primary residence of the Grantor.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 901 Tower Place (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37204 (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, successors 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, successors 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 4th day of August, 2021.

Dorothy J. Mercy, Grantor

Dorothy J. Mercy, Grantor

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Dorothy J. Mercy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and in my presence executed the within instrument and upon oath acknowledged that she did so as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 4th day of August, 2021.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

Notary Public

Commission Expires: _____