This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 721952 DEEDWARR
09/22/2021 02:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210922-0127568

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JAMES NEWTON DOMINEY, JR., Trustee BROOKE ANN DOMINEY, Trustee DOMINEY REVOCABLE LIVING TRUST dated July 14, 2021 312 Upper Mills Drive Antioch, TN 37013	SAME	173-15-0-A-027.00 CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 20th day of September, 2021.

Notary Public

My Commission Expires:

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
EXPIRES 01/08/2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, JAMES NEWTON DOMINEY, JR., and BROOKE ANN DOMINEY, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JAMES NEWTON DOMINEY, JR. and BROOKE ANN DOMINEY, TRUSTEES of the DOMINEY REVOCABLE LIVING TRUST, dated July 14, 2021, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 20th day of September, 2021.

By: _____
JAMES NEWTON DOMINEY, JR.

_____
BROOKE ANN DOMINEY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES NEWTON DOMINEY, JR. and BROOKE ANN DOMINEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 20th day of September, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 1/26/2025

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 01/26/2025

Exhibit A

Property Description

Said property is described to wit:

Being Lot No. 27, on the plan of Mill Run, Phase 1, of record in Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to NVR, Inc. Trading as Fox Ridge Homes, by warranty deed from Mill Run, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20010319-0025938, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES NEWTON DOMINEY, JR. and BROOKE A. DOMINEY, husband and wife, by Warranty Deed of record from NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES, in Instrument Number 20010724-0078672 Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 312 Upper Mills Drive, Antioch, Tennessee 37013.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-20-2021 (date of document).

James M. Adcox III
Signature

9-21-2021
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of September, 2021.

Stacy Boyett
Notary Signature

My Commission Expires: 2-19-2023

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY