THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937419** Karen Johnson Davidson County Batch# 736413 DEEDWARR 10/14/2021 12:27:36 PM 2 pgs Fees: $13.00 Taxes: $1,905.50 20211014-0138270	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 12th day of October, 2021. Notary Public My Commission Expires: KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner: Mark E. Dorminy and Cindy A. Dorminy 7217 Birch Bark Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 11 0 155.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas A. McCall and Bonnie McCall, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark E. Dorminy and Cindy A. Dorminy, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, on the plan of Resubdivision of Lots 10 and 11, Valley West, Section Six, as shown on plat of record in Plan Book 5190, Page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Douglas A. McCall and wife, Bonnie McCall, by Warranty Deed from Michael Haataja and Betty Haataja, husband and wife of record in Instrument No. 20141113-0104922, in the Register's Office of Davidson County, Tennessee, dated November 07, 2014 and recorded on November 13, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 10 and 11, Valley West, Section Six, as recorded in Plat Book 5190, Page(s) 46.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Valley West, Section Six, as recorded in Plat Book 5050, Page(s) 60.

This is improved property located at 7217 Birch Bark Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of October, 2021.

Douglas A. McCall

Bonnie McCall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas A. McCall and Bonnie McCall, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2021.

Notary Public
My Commission Expires: _____

