Karen Johnson Davidson County
Batch# 767708 DEEDWARR
12/06/2021 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20211206-0161117

#36671

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36671-10-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 4th day of November, 2021. Notary Public My Commission Expires:

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Philippe S. Wurr, Kristin O. Wurr 6708 Upton Lane Nashville, TN 37209	AMNET ESOP CORP dba American Mortgage Network 347 3rd Ave. 2nd Floor Chula Vista, CA 91910	Map and Parcel No.: 10207012700

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, **Layne E. Dombrosky, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philippe S. Wurr and Kristin O. Wurr, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6708 Upton Lane, Nashville, TN 37209.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 4th day of November, 2021.

Layne E. Dombrosky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Layne E. Dombrosky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 42 on the plan of Section 26 Charlotte Park, Formerly "Beacon Square Sec. 2", as of record in Book 3700, Page 91, Register's Office for said County.

Said Lot No. 42 front 70 feet on the Southerly side of Upton Ln. and extends back 131.60 feet on the Westerly line and 131.50 feet on the Easterly line to a dead line in the rear, measuring 70.0 feet thereon.

Being the same property conveyed to Layne E. Dombrosky a Single Woman, by Warranty Deed from Nassan M. Eslami Married, of record in Instrument No. 20040728-0090002, in the Register's Office of Davidson County, Tennessee, dated July 22, 2004 and recorded on July 28, 2004.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Plat Book 3700, Page(s) 91, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4065, Page 67, as amended in Book 4142, Page 166, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 11 4 2021.

George E. Mudter, Jr.
Dated 11.4.2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 11/4/2021

My commission expires 10/2/2023

