THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138631**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me this 22nd day of December, 2021. Notary Public My Commission Expires: 8/1/22

Karen Johnson Davidson County
Batch# 782414 DEEDWARR
12/30/2021 02:50:30 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20211230-0172059

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wanda Williams 3804 Abbott Martin Road Unit B Nashville TN 37215	New Owner	Tax Parcel ID No. 116-12-0-149.00

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, **Mark E. Dorminy and Cindy A. Dorminy, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Wanda Williams**, ("Grantee"), her 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. 1 on the Plan of Sargent Subdivision, The Resubdivision of Lot 20, Block "D", Woodmont Lane Homesites, as of record in Book 8250, Page 465, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

TOGETHER with the Joint Driveway Easement of record in Instrument No. 20081126-0115834, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MARK E. DORMINY AND CINDY A. DORMINY, HUSBAND AND WIFE, by deed from DEAN SCOTT MONTGOMERY AND WIFE, ELIZA E. MONTGOMERY, of record in Instrument No. 20100317-0019893 , dated March 15, 2010 , and corrected by Scrivener's Affidavit of record in Instrument No. 20100324-0021882, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 116-12-0-149.00.

Matters shown on the Plan of record in Plat Book 8250, page 465, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3885, page 772, said Register's Office.

Joint Driveway Agreement of record in Instrument No. 20081126-0115834, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 703, page 539, amended in Book 1319, page 725, said Register's Office.

This is improved property located at 3804 Abbott Martin Road Unit B Nashville TN 37215

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 22nd day of December, 2021.

Mark E. Dorminy

Cindy A. Dorminy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark E. Dorminy and Cindy A. Dorminy, 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 22nd day of December, 2021.

Notary Public

My Commission Expires: _____

I, Andy Maloney, 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 12/22/2021 (date of document).

Affiant Signature

Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 12/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY