Karen Johnson Davidson County
Batch# 791410 DEEDWARR
01/18/2022 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $2,257.00
20220118-0006389

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $610,000.00.

Affiant

Subscribed and sworn before me this the 6th day of January, 2022.

Notary Public
My commission expires: 5-21-2024

JUSTIN MOONEYHAM STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Davies 5504 Brookshire Drive Nashville, TN 37211	New Owner	172-10-0A 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARSHALL T. MCVEIGH AND ANA E. CASTRO DOMINGUEZ, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL DAVIES, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Brentwood Cove, Revision 3, of record in Instrument No. 20010201-0009801, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Marshall T. McVeigh, a single person and Ana E. Castro Dominguez, a single woman, as joint tenants, by Warranty Deed dated 05/22/2017, from Paige E. Hill, a single person, of record in Instrument No. 20170609-0058205, in the Register's Office of Davidson County, Tennessee.

Ana E. Castro Dominguez is one and the same as Ana Castro Dominguez.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5504 Brookshire Drive, Nashville, TN 37211.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 my hand this the 6th day of January, 2022.

Marshall T. McVeigh

Ana Castro Dominguez by Marshall McVeigh, Attorney-In-Fact
Ana Castro Dominguez,
by Marshall McVeigh, Attorney-in-Fact

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marshall T. McVeigh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January, 2022.

My commission expires: See Attached

_____
Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura } s.s.

On January 6, 2022 before me, Marti Murillo, Notary Public,
Name of Notary Public, Title

personally appeared Marshall McVeigh and
Name of Signer (1)

Ana Castro Dominguez by Marshall McVeigh, attorney in fact
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARTHA MURILLO
Notary Public - California
Ventura County
Commission # 2243731
My Comm. Expires May 24, 2022

Seal

Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-6-22.

Affiant Signature

1-11-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 11 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY