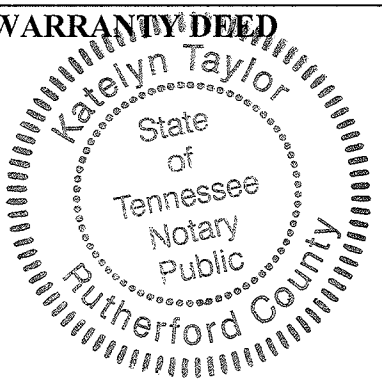
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Shawnm gmua
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF March, 2022.

Katelyn Taylor
Notary Public

MY COMMISSION EXPIRES: 9.16.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colton Dorris and Alexis Dorris	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	
2528 Solomon Lane	2050 Parkway Office Circle RCN-6	050-02-0A-110.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARYNA GREGULICH AND ANTON GREGULICH, HUSBAND AND WIFE AND VICTORIA BURKS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLTON DORRIS AND ALEXIS DORRIS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Belle Arbor PUD, Phase 4 (Formerly known as Victory Village PUD) of record in Plat at Instrument No. 20180503-0042421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maryna Gregulich, Anton Gregulich and Victoria Burks, tenants in common with right of survivorship, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20181119-0113656, Register's Office for Davidson County, Tennessee, dated November 16, 2018. Victoria Burks never lived in this property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2528 Solomon Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

202206160068773

Karen Johnson Davidson County
Batch# 872449 DEEDWARR
06/16/2022 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220616-0068773

Witness my hand this 9th day of March, 2022

x _____

MARYNA GREGULICH

_____

ANTON GREGULICH

x Victoria Burks

By: Maryna Gregulich, Attorney in fact

VICTORIA BURKS

BY: MARYNA GREGULICH, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maryna Gregulich and Anton Gregulich the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of March, 2022.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of March, 2022, before me personally appeared Maryna Gregulich, to me known to be the person who executed the foregoing instrument on behalf of Victoria Burks and acknowledged that she executed the same as the free act and deed of Victoria Burks.

Witness my hand and official seal this 9th day of March, 2022.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 3/9/22 (date of document).

Emilee Gibson
Affiant Signature

6/10/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 10th day of June, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County