Karen Johnson Davidson County
Batch# 907777 DEEDWARR
08/24/2022 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220824-0095695

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2022.

Notary Public

My commission expires: 3.7.26

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Norberto Domingo	Legacy Home Loans	108-08-0-266.00
828 Sandburg Place	4004 Hillsboro Pike Ste 216B	
Nashville, TN 37214	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Restoration Dream Homes, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Norberto Domingo, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Revised Section Four Reelfoot of record in Plat Book 6250, Page 700, 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 Claude W. Baker, Jr. and wife, Darlene P. Baker by Warranty deed from Vicky L. Hall, unmarried of record in Book 6970, page 497, Register's Office for Davidson County, Tennessee, dated August 18, 1986 and recorded on September 05, 1986.

Being the same property conveyed to Thomas T. Overton, Trustee by Quitclaim Deed from Claude W. Baker, Jr. and wife, Darlene P. Baker, of record in Book 8484, Page 409, Register's Office for Davidson County, Tennessee, dated October 28, 1991, and recorded on November 13, 1991 and within the same deed the said Thomas T. Overton, Trustee conveyed his interest in the subject property to Darlene P. Baker.

Being the same property conveyed to Thomas T. Overton, Trustee by Quitclaim Deed from Claude W. Baker, Jr. and wife, Darlene P. Baker, of record in Book 8484, Page 411, Register's Office for Davidson County, Tennessee, dated October 28, 1991, and recorded on November 13, 1991and within the same deed the said Thomas T. Overton, Trustee conveyed his interest in the subject property to Darlene P. Baker.

Being the same property conveyed to Restoration Dream Homes, LLC by Warranty deed from Darlene P. Baker Sims, an unmarried woman of record in Instrument No. 20220426-0048177 Register's Office for Davidson County, Tennessee, dated April 14, 2022 and recorded on April 26, 2022.

This is improved property known as **828 Sandburg Place, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22 day of August, 2022.

Restoration Dream Homes, LLC

By: Ronald Adam Davidson – Member

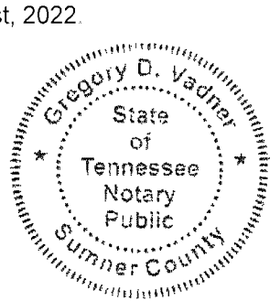
By: Fernando Castillo – Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ronald Adam Davidson and Fernando Castillo, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of Restoration Dream Homes, L.L.C., the within named bargainor, a Tennessee limited liability company, and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seal this 23 day of August, 2022.

Notary Public
My Commission Expires: 4/7/23



SolomonParks File No. 22-000937-526

Certificate of Authenticity

I, Joshua A. Terry, 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 8/23/22.

Affiant Signature

8/24/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/24/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON