Karen Johnson Davidson County
Batch# 909055 DEEDWARR
08/26/2022 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20220826-0096783

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Dombus Holdings LLC 209 Logans Circle Franklin, TN 37067	Same as the Owner	128-10-0-054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Harlen W. Gessner and Carol A. Gessner, husband and wife** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dombus Holdings LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Stacy Square, Section 3 of record in Plat Book 4175, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 81, which is a Corner lot, fronts 75.0 feet on the Southeasterly margin of Sawyer Brown Road and fronts 100.0 feet on the Southwesterly margin of Hicks Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 100.00 feet on the Southeasterly line and 125.0 feet on the Southwesterly line to a point of intersection.

Being the same property conveyed to Harlen W. Gessner and Carol A. Gessner, husband and wife by Warranty Deed from Serjik Jookar and wife, Astghik Jookar of record in Instrument No. 20150817-0082292 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 17, 2015.

(For Informational Purposes Only)
Being known as: 218 New Sawyer Brown Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of August, 2022.

_____(SEAL)
Harlen W. Gessner

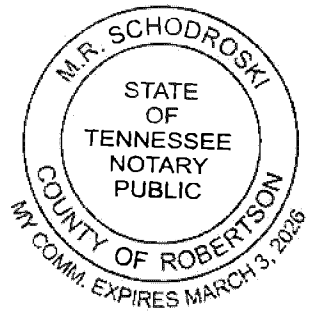
_____(SEAL)
Carol A. Gessner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2022, before me personally appeared Harlen W. Gessner and Carol A. Gessner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2022.

_____
Notary Signature
My commission expires: 3/3/2026



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

Sworn to and subscribed before me this
26th day of August, 2022.

Notary Public
My commission expires: 3/3/2026
File No. 2022-1166

Tennessee Certification of Electronic Document

I, Christina Wilbert, 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 8/26/2022 (date of document).

Affiant Signature

8/26/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL

