Karen Johnson Davidson County
Batch# 943786 DEEDWARR
11/22/2022 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20221122-0123629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
3/8/26
(AFFIX SEAL)

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH22-05089

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jennifer Dominelli and Joshua George and Antje Stehr 1109 Sebetha Court Antioch, TN 37013	New Owners 1109 Sebetha Court Antioch, TN 38013	150-08-0-065.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kit C. Grosch, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jennifer A. Dominelli, an unmarried woman, and Joshua K. George, an unmarried man, and Antje Stehr, an unmarried woman, Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their successors 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. 495 on the Plan of Towne Village of the Country, Section V, of record in Plat Book 6250, Pages 783 and 784, 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 Kit C. Grosch, Unmarried by Warranty deed from Kay Wright of record in Instrument No. 20020508-0056634 Register's Office for Davidson County, Tennessee, dated May 3, 2002 and recorded on May 8, 2002. (Value of consideration shown in aforementioned deed $125,500.00.).

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

This property is improved property known as: 1109 Sebetha Court, Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 17th day of November, 2022

Kit C. Grosch

Kit C. Grosch

STATE OF TENNESSEE

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kit C. Grosch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Clarksville, Tennessee, this 17th day of November, 2022.

Notary Public

My Commission Expires: 9-18-2023

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 11/7/22 (date of document).

Regina Sullo
Affiant Signature

11/22/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22 day of November, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

