Karen Johnson Davidson County
Batch# 967222 DEEDWARR
02/03/2023 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230203-0008090

WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9.21.2024

(AFFIX SEAL)

LR-BR-23-6007

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marcus Andrew Dombroski	NEW OWNER	
(NAME)	(NAME)	
6007 New York Avenue		**091-02-0-187.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-1331		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN A. ARBUCKLE AND BETHANY ARBUCKLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCUS ANDREW DOMBROSKI, UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land In Davidson County, Tennessee, being the Westerly 20 feet of Lot No. 6 and the Easterly 15 feet of Lot No. 8 of Block No. 19 on the Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 6 and 8 front together 35 feet on the Southerly side of New York Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jonathan A. Arbuckle and Bethany Arbuckle, husband and wife, by Quitclaim Deed from Raja Properties, LLC of record in Instrument No. 20221220-0131530, Register's Office for Davidson County, Tennessee, dated December 14, 2022 and recorded on December 20, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6007 New York Avenue, Nashville, Tennessee 37209-1331**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2 DAY OF FEBRUARY, 2023.

Jonathan A. Arbuckle

Bethany Arbuckle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN A. ARBUCKLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

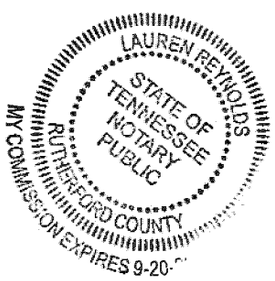


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETHANY ARBUCKLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Jennifer Harris, 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 2-3-23 (date of document).

Affiant Signature

2-3-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of February, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

