WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/19/2023

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/9/24

Karen Johnson Davidson County
Batch# 994771 DEEDWARR
04/21/2023 10 29 15 AM 2 pgs
Fees $13 00 Taxes $1,332 00

20230421-0029493

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3305

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MS-VRES-23-7011

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Brandon Lucia and Korina Michelle Mahaffey	new owner	075-05-0-021.00
7011 Bonnacrest Drive		
Hermitage, TN 37076		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Dana Samborski and Jennifer Samborski, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Korina Michelle Mahaffey, an unmarried woman and Brandon Lucia, an unmarried man, tenants in common with right of survivorship.
HEREINAFTER CALLED THE GRANTEE(S), 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. 598 on the Plan of Section Six, Hermitage Hills of record in Plat Book 3300, Page 10, 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 No 598 fronts 89 84 feet on the Northerly margin of Bonnacrest Drive and runs back between lines 185 0 feet on the Westerly line and 124 86 feet on the Easterly line to a broken line in the rear on which it measures 99.3 feet

Being the same property conveyed to Dana Samborski and Jennifer Samborski, husband and wife by Warranty deed from Daniel W. Sorrow and Robin J Sorrow, husband and wife of record in Instrument No. 20170828-0088000 Register's Office for Davidson County, Tennessee, dated August 24, 217 and recorded on August 28, 2017 (Value of consideration shown in aforementioned deed $188,500.00)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is property known as 7011 Bonnacrest Drive Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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

Witness my hand on April 19, 2023.

Dana Samborski by Deanne Nelson, Attorney-in-Fact
Dana Samborski by Deanne Nelson, his Attorney-In-Fact

Jennifer Samborski by Deanne Nelson, Attorney-in-Fact
Jennifer Samborski by Deanne Nelson, her Attorney-In-Fact

STATE OF TENNESSEE

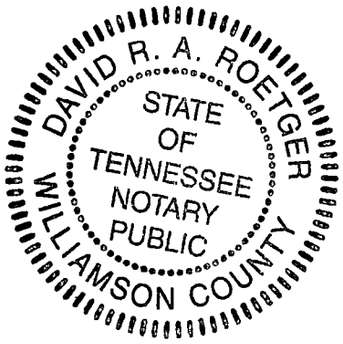
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Deanne Nelson,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Dana Samborski and Jennifer Samborski, for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Dana Samborski and Jennifer Samborski, and is authorized by Dana Samborski and Jennifer Samborski to execute this instrument on their behalf.

Witness my hand and official seal, this April 19, 2023

Notary Public

My Commission Expires: 6e 21-25



File #: 2023-3305

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027