Karen Johnson Davidson County
Batch# 1021736 DEEDWARR
06/30/2023 03:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230630-0050359

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	PARCEL IDENTIFICATION:
THE ELIZABETH DOMINICCI AND SHAUN GREER 2023 REVOCABLE TRUST C/O THE TOBIN FIRM 1555 RIO GRANDE AVE. FORT WORTH, TEXAS 76102	ELIZABETH DOMINICCI AND SHAUN GREER 912 B NORTH 6TH STREET NASHVILLE, TENNESSEE 37207	MAP/ PARCEL: 082-04-0K-002.00-CO

GENERAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF, AND, AFTER RECORDING, RETURN TO:
THE TOBIN FIRM PC
1555 RIO GRANDE AVENUE
FORT WORTH, TEXAS 76102

Excise Tax: $ 0.00
Tenn. Code Ann. § 67-4-409
TN ST §67-4-409(a)(1)(E)

THE STATE OF TENNESSEE §
§ KNOW ALL BY THESE PRESENTS:
COUNTY OF DAVIDSON §

GRANTOR: **ELIZABETH LEE DOMINICCI** and **SHAUN LEE GREER**, a married couple, whose mailing address is 912B North 6th Street, Nashville, Tennessee 37207.

GRANTEE: **THE ELIZABETH DOMINICCI AND SHAUN GREER 2023 REVOCABLE TRUST**, whose mailing address is c/o The Tobin Firm PC, 1555 Rio Grande Avenue, Fort Worth, Texas 76102.

PROPERTY: See Attached **EXHIBIT "A".**

CONSIDERATION: NONE.

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, or feminine as required by context.

Grantor, in exchange for the Consideration, has **GRANTED, SOLD, AND CONVEYED, AND BY THESE PRESENTS DOES GRANT, SELL, AND CONVEY** unto Grantee, subject to the matters hereinafter stated, the Property, together with all improvements on the Property.

This conveyance of the Property is expressly made subject, however, to all mineral reservations, restrictions, easements, zoning ordinances, and covenants to the extent the same are valid, presently subsisting and affecting the Property, and which are reflected in the Real Property Records of the County in which the Property is located.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, Grantee's heirs, executors, legal representatives, and assigns, forever. Grantor does hereby bind Grantor's successors and assigns, to **WARRANT AND FOREVER DEFEND** the title to the Property to the Grantee, Grantee's heirs, executors, legal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part of the Property.

Grantor and Grantee acknowledge that ad valorem taxes that are associated with, related to, or affecting the Property for prior years have been paid and taxes for the current year are assumed by Grantee.

THIS DEED WAS PREPARED USING INFORMATION FURNISHED BY GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE EXAM.

GRANTOR ACKNOWLEDGEMENT

By: _____
Elizabeth Lee Dominicci

By: _____
Shaun Lee Greer

STATE OF Texas §
COUNTY OF Tarrant §

I, the undersigned Notary Public, certify that today, the 29th day of June 20 23,
(1) Elizabeth Lee Dominicci and Shaun Lee Greer appeared before me and acknowledged and executed this Warranty Deed for the consideration and in the capacity stated;
(2) and I attested to the execution of this instrument by the Grantor in the place and on the date specified above. This is an online notarial act.

LISA KAY SPEIR
Notary Public, State of Texas
ID# 4215236
My Commission Expires
April 24, 2027

(SEAL)

_____
Signature of Notary Public
Notary Public, State of Texas
My commission expires on 4/24/2027

Exhibit "**A**"

Land in Davidson County, Tennessee, being Unit 912B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 912 North 6th Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210127-0012240 and being Unit 912B as shown on Plat attached thereto as Exhibit "B", 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 that same property conveyed to Shaun Lee Greer and Elizabeth Lee Dominicci, husband and wife, by Warranty Deed from North 6th Development, GP, a Tennessee General Partnership, of record in Instrument No. 20220217-0018743, Register's Office for Davidson County, Tennessee, dated February 4, 2022, and recorded on February 17, 2022.

Property known as: 912B North 6th Street, Nashville, Tennessee 37206.

Tennessee Certification of Electronic Document

I, C. Stephen Tobin, 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 29 June 2023.

Christopher Stephen Tobin

30 JUNE 2023

Date

State of Texas

County of Tarrant

Sworn to and subscribed before me this 30th day of June, 2023.

Lisa Kay Speir
My Commission Expires
4/24/2027
Notary ID 4215236

Notary's Signature

MY COMMISSION EXPIRES: 4/24/2027

NOTARY'S SEAL