Karen Johnson Davidson County
Batch# 1024470 DEEDWARR
07/10/2023 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20230710-0052528

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2216

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of June, 2023

Notary Public

Commission Expires: 10/2/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Taylor Lauren Miller 113 Asbee Court Goodlettsville, TN 37072	**Interlinc Mtg Services, LLC** **5875 N. Sam Houston Pkwy W., Ste 300** **Houston, TX 77086**	026-07-0-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Elliott Dombrosky, a unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Miller, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 136 on the Plan of Windsor Green, Phase I, Section II, of record in Book 6250, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 136, being a corner lot, fronts 50.33 feet on the Easterly margin of Asbee Court and fronts 54.29 feet on the Southerly margin of Windsor Trace, said frontages being joined by a curve measuring 34.10 feet; the Easterly line of said lot extends back 85.94 feet and intersects the Southerly line which measures 73 feet thereon, to which plat reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Elliott Dombrosky, a unmarried man by Warranty deed from Mary Darlene Hayes f/k/a Darlene Mary Turnbo and husband, Douglas Wayne Hayes, Sr. of record in Instrument No. 20210120-0008850 Register's Office for Davidson County, Tennessee, dated January 19, 2021 and recorded on January 20, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 113 Asbee Court, Goodlettsville, TN 37072

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 and assigns forever; and we so covenant with 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 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 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.

Dated this the 30th day of June, 2023.

Elliott Dombrosky

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2023, before me personally appeared Elliott Dombrosky, 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 30th day of June, 2023.

Notary Signature
My commission expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 6/30/2023.

D. Shayne Adair

7/5/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 **day of** July, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026