Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 17 day of August, A.D., 2023, by and between

David Som and Dara Anne Som, husband and wife

First Parties, and

Dominic Egan, a single man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 63 on the Plan of Merry Oaks, Section II, as of record in Book 2133, Page 8, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Blue Hills Road at the corner of Lots Nos. 62 and 63; thence with the line between said two lots eastwardly 131.2 feet to the corner of Lots Nos. 61, 62, and 63; thence with the northerly line of Lots Nos. 61, 60 and 59, northeastwardly 119.7 feet to the corner of Lots Nos. 57, 59 and 63; thence with the line between said Lots Nos. 57 and 63 northwestwardly 35 feet to the corner of Lots. Nos. 63 and 64; thence with the line between said two lots westwardly 210 feet to the easterly margin of Blue Hills Road; thence with same southwardly 86 feet to the beginning.

Being the same property conveyed to David Som and Dara Anne Som, husband and wife by Deed dated January 10, 2020 from George Clement, unmarried man, recorded January 14, 2020, in Instrument Number 20200114-0004779, in the Official Records of Davidson County, Tennessee.

OWNER:
Dominic Egan
417 Blue Hills Drive
Nashville, TN 37214

RESPONSIBLE TAXPAYER:
New Owner

Karen Johnson Davidson County
Batch# 1040976 DEEDWARR
08/22/2023 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,542.90
20230822-0065280

CLT # 095-11-0-173

MR-RL-7450-274

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× David Som

David Som

× Dara Anne Som

Dara Anne Som

✓STATE OF Tennessee

✓COUNTY OF Williamson

Personally appeared before me, David Som, 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, ~~at office~~, this 14th day of August, 2023.

Notary Public

My Commission Expires:✓ 11/3/25

TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

✓STATE OF Tennessee

✓COUNTY OF Williamson

Personally appeared before me, Dara Anne Som, 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, at office, this 11th day of August, 2023.

✓

Notary Public

My Commission Expires:✓ 11/3/25

TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee

County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $417,000.00.

Damicka Jones

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2023.

Notary Public

My Commission Expires:

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

Certificate of Authenticity

I, DEBORAH DEVINE, 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 AUGUST 11, 2023
Date

Affiant Signature

8-21-23
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 21 day of AUGUST, 2023

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 10/10/26
Date

Notary's Seal (if on paper)

202308220065280