Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

1L9459

Karen Johnson Davidson County
Batch# 1041047 **DEEDWARR**
08/22/2023 09 41 59 AM 2 pgs
Fees $13 00 Taxes $1,073 00

20230822-0065388

Prepared by and
After Recording Return to
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000 00

Affiant

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2023.

Notary Public
My Commission Expires:

ADDRESS NEW OWNER.	SEND TAX BILLS TO	Map and Parcel
Domer Construction, LLC P.O. Box 110690 Nashville, TN 37211	442 Edenfield Pass Nolensville, TN 37135	Tax Map(s). 148-09-0 Parcel(s). 025 00

Domer Construction LLC

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,
KAREN S. ALBERSON, UNMARRIED,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
DOMER CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER SUCCESSORS 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 75 on the Plan of Section Two, Haywood Heights, of record in Plat Book 2663, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

BEING the same property conveyed to James R Alberson and wife, Karen S Alberson, by Warranty Deed from John William Anglea, Jr. and wife, Betty R Anglea, dated 2/4/1971 and recorded 2/9/1971 in Book 4478, Page 457 in the Register's Office of Davidson County, Tennessee

The said James R Alberson having since died on July 4, 2002 leaving Karen S. Alberson the sole surviving tenant by the entirety

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as. 368 Margo Lane, Nashville, TN 37211

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), ITS/THEIR/HIS/HER successors and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our successors and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, 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 18 day of August, 2023

Karen S. Alberson by Jeff Alberson
Karen Alberson by Jeff Alberson, as her attorney in fact
as her attorney in fact

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jeff Alberson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained in behalf of Karen S Alberson the within bargainors, and acknowledged that he executed the same as the free act and deed of the said Karen S Alberson and for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same Karen S Alberson, and of record in Record Book * , Page _____ , of the Register's Office of Rutherford County, Tennessee * 20230822-0045387

WITNESS MY HAND ~~AND OF~~FICIAL SEALthis the 18 day of August, 2023

NOTARY PUBLIC

My Commission Expires _____

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024