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

1 96941

WARRANTY DEED

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

Karen Johnson Davidson County
Batch# 1041048 DEEDWARR
08/22/2023 09 44 43 AM 2 pgs
Fees $13 00 Taxes $1,406 00

20230822-0065389

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Domer Construction, LLC	Domer Construction LLC	14810001300
(NAME) 442 Edenfield Pass	(NAME) 442 Edenfield Pass	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nolensville TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ronald Vrablik, Sr. and Renata Vrablik, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Domer Construction, LLC,** 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, Tennessee, described as follows, to wit

Being Lot No 30 on the Plan of Murray Heights, of record in Book 2663, Page 37, Register's office for said County, as follows

Said Lot No 30 fronts 150 feet on the southerly side of Willard Drive and runs back between parallel lines 200 feet to a dead line

Being the same property conveyed to Ronald Vrablik, Sr and Renata Vrablik, husband and wife, by deed of record in Instrument No 20121101-0100270, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 213 Willard Dr , Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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

Witness my/our hands this 17th day of August, 2023

Ronald Vrablik, Sr

Renata Vrablik

State of
County of

Personally appeared before me Ronald Vrablik, Sr and Renata Vrablik, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 17th day of August, 2023

Notary Public Tara Brown
My Commission Expires July 25, 2024

File No 16941

Commonwealth of Pennsylvania - Notary Seal
TARA BROWN, Notary Public
Crawford County
My Commission Expires July 25, 2024
Commission Number 1299727