WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062528 DEEDWARR
10/18/2023 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20231018-0081792

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-10-2025

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charles Jordan and Brittany Emery	NEW OWNER	
(NAME)	(NAME)	06904005200
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Domain Asset Management LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Jordan and Brittany Emery, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 21, Block EE, on the Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on thee southerly side of Fairview Drive and runs back between parallel lines 175 feet to a line in the rear on which it measures 50 feet.

Being a portion of the same property conveyed to Domain Asset Management, LLC, a Texas Limited Liability Company, by virtue of that certain Quit Claim Deed dated October 6, 2022, and being of record at Instrument No. 20221006-0110400, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3713 Fairview Dr. Nashville, TN 37218
(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 hand this 14 day of October, 2023.

DOMAIN ASSET MANAGEMENT LLC

By: Hakan Sahin, Sole Member

STATE OF GEORGIA
COUNTY OF Dekalb

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Hakan Sahin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of **Domain Asset Management LLC**, the within named bargainor, a Limited Liability Company, and that such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Domain Asset Management LLC**.

WITNESS my hand and official seal at office this 14th day of October, 2023.

Notary Public

My Commission Expires: 02/06/27

DAPHNE TREVATHAN NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 06, 2027

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/14/23.

Date

Affiant Signature

10/17/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of October, 2023.

Notary's Signature

My Commission Expires: Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025