Box #14
Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204
G #37072-5

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $365,000.00.

BRIAN EDWARD DOBROLSKY
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of January, 2024.

NOTARY PUBLIC

My commission expires: 12/14/24

Karen Johnson
Batch # 1089916
01/09/2024 10:56:34 AM
Fees: $13.00 Taxes: $1,350.50

Davidson County
DEEDWARR
2 pgs

20240109-0001801

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brian Edward Dobrolsky and Tina Isabella Uzanski-Dobrolsky	SWBC Mortgage Corporation	075-05-0-016.00
(NAME)	(NAME)	
305 Bonnavue Drive	9311 San Pedro Ave., Ste. 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78216	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dana Louise Sirmon and David James Sirmon, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Brian Edward Dobrolsky and Tina Isabella Uzanski-Dobrolsky**, **husband and wife,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 700 on the Plan of Hermitage Hills, Section 7, of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Dana Louise Sirmon by Warranty Deed dated September 10, 2012, from Sawsan Ghanem, of record in Instrument No. 20120921-0086071, said Register's Office.

This property is __unimproved _X_improved property known as: 305 Bonnavue Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of January, 2024.

Dana Louise Sirmon

David James Sirmon

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana Louise Sirmon and David James Sirmon, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of January, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY