Karen Johnson Davidson County
Batch# 1093010 DEEDWARR
01/23/2024 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20240123-0004332

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF JAN, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jami M. Domenico and Henry J. Domenico, III	Cardinal Financial Company, Limited Partnership	
(NAME) 6003 B Louisiana Ave.	(NAME) PO Box 961292	091 06 1Y 002.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Fort Worth, TX 76161-0292	
(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, WE, **TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BVH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND LH FAMILY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMI M. DOMENICO AND HENRY J. DOMENICO, III, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Unit B of Homes at 6003 Louisiana Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6003 Louisiana Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220518-0057754 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6003 Louisiana Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220518-0057754, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

PM2024-12

Being the same property conveyed to Taylormade Contracting, LLC, A Tennessee Limited Liability Company, BVH Properties, LLC, A Tennessee Limited Liability Company, and LH Family Properties, LLC, A Tennessee Limited Liability Company, by QuitClaim Deed from Taylormade Contracting, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220614-0067333, in the Register's Office of Davidson County, Tennessee, dated June 06, 2022 and recorded on June 14, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 6003 B Louisiana Ave., Nashville, TN 37209
(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 19 day of January, 2024

TAYLORMADE CONTRACTING, LLC

BY: _____
Phillip E. Taylor, Sole Member

BVH PROPERTIES, LLC

BY: _____
Brandon Hoang, Member

BY: _____
Brian Hoang, Member

LH FAMILY PROPERTIES, LLC

BY: _____
Loc Hoang, member

PM2024-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Phillip E. Taylor,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Sole Member** of **Taylormade Contracting, LLC** the within named bargainor, a limited liability company, and that he as **Sole Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Sole Member** of **Taylormade Contracting , LLC**.

Witness my hand and official seal this 19 day of January, 2024.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Brandon Hoang and Brian Hoang,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Members** of **BVH Properties, LLC** the within named bargainor, a limited liability company, and that they as **Members**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as **Members** of **BVH Properties, LLC**.

Witness my hand and official seal this 19 day of January, 2024.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Loc Hoang,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Member** of **LH Family Properties, LLC** the within named bargainor, a limited liability company, and that he as **Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Member** of **LH Family Properties, LLC**.

Witness my hand and official seal this 19 day of January, 2024.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

PM2024-12

True Copy Certification

I, **Pam Autry,** 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 this the 19 day of January, 2024.

Affiant Signature

Date 1/19/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of January, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027