Karen Johnson Davidson County
Batch# 1098748 DEEDWARR
02/07/2024 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20240207-0008639

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF FEBRUARY. 2024..

Notary Public

MY COMMISSION EXPIRES: 9/7/2026

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Johnathon Foreman and Katherine Darnell	SEND TAX BILLS TO: Johnathon Foreman and Katherine Darnell	MAP-PARCEL NUMBERS
(NAME) 3715 Fairview Drive	(NAME) 3715 Fairview Drive	06904005100
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(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 **Johnathon Foreman and Katherine Darnell, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Final Plat re-subdivision of Lot 22, Fairview Subdivision of record at Instrument No. 20221007-0110626, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being 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.

Being the same property previously conveyed to Aspera Property Investments, LLC, a Teas Limited Liability Co. by virtue of Warranty Deed dated May 6, 2022 at Instrument No. 20220516-0056126 in the said Register's Office.

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

This is improved x property, known as 3715 Fairview Dr. Nashville, TN 37218 (unimproved)
(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.

2ND

Witness my hand this 6th day of February, 2024.

Domain Asset Management, LLC, a Texas Limited Liability Company

By: Hakan Sahin, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, 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 Sole Member of Domain Asset Management, LLC, the within named bargainer, and that he/she as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Sole Member of Domain Asset Management, LLC.

2ND

WITNESS my hand and official seal at office this 6th day of February, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 February 6, 2024.

Affiant Signature

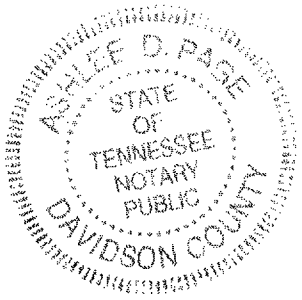
2/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of February, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026