	State of Tennessee County of Sumner The actual consideration or value, whichever is greater, for this transfer is **$385,000.00.** Madison Silva Affiant Subscribed and sworn to before me, this the 1st day of ~~February~~ March, 2024. Dana Michelle Warsop Notary Public My commission expires: 3/2/2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DUSTIN MICHAEL MARTIN AND KATHERINE JEAN HOGBERG	Interlinc Mortgage C/O DOC Probe	096-09-0-142.00 Karen Johnson Davidson County Batch# 1107469 DEEDWARR 03/05/2024 09:53:30 AM 3 pgs Fees: $18.00 Taxes: $1,424.50 20240305-0015219
2820 Surrey Rd	1133 Ocean Avenue Mail Stop Code: DP9254	
Nashville, TN 37214	Lakewood, NJ 08701	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

DARCY L. BOMER, AND GERARD BOMER, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DUSTIN MICHAEL MARTIN AND KATHERINE JEAN HOGBERG

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, as shown on the map entitled the Map of Donelson Heights, of record in Plat Book 1424, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DARCY L. BOMER, MARRIED, by deed from JASON BROCKMAN AND WIFE, ERICA BROCKMAN, of record in Instrument No. 20080609-0058850, dated June 4, 2008, said Register's Office.

This is improved property known as 2820 Surrey Rd, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 hand(s) this 28th day of February, 2024.

Darcy L. Bomer
DARCY L BOMER

Gerard Bomer
GERARD BOMER

State of TN)
County of DAVIDSON)

On this 28th day of February, 2024, before me, the undersigned Notary Public in and for said County and State, personally appeared **DARCY L. BOMER, AND GERARD BOMER, WIFE AND HUSBAND**, personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Warranty Deed for the purposes herein set forth.

E Prophet
NOTARY PUBLIC

My Commission Expires:
3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 2/28/2024.

Date

Tonya Loftin

Affiant Signature

March 5, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of March, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)