Karen Johnson Davidson County
Batch# 1129660 DEEDWARR
05/01/2024 03:12:30 PM 2 pgs
Fees: $13.00 Taxes: $1,376.40
20240501-0031939



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $372,000.00.

Lauren W Domasig
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of May, 2024.

NOTARY PUBLIC

My commission expires:

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:
John Richard Shahan and Lauren Domasig	FirstBank Mortgage	042-04-0-9.00
(NAME)	(NAME)	
1004 Prim Dr.	P.O. Box 60535	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	City of Industry, CA 91716-0535	

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 **Donna Finn, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John R. Shahan and Lauren W. Domasig, 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. 81 Primrose Acres Subdivision, as shown by plat of record in Plat Book 2663, page 106 and page 107, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donna Finn, a married woman, by deed from James T. Goard, of record in Instrument No. 20030811-0114401, dated July 24, 2003, said Register's Office.

Andy R. Finn, spouse of Donna Finn having since died on or about 10/9/2020.

This property is __unimproved _X_improved property known as: 1004 Prim Dr., Madison, TN 37115.

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 1st day of May, 2024.

Donna Finn

Donna Finn

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Finn, 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 1st day of May, 2024.

Taylor Johnson
Notary Public
My Commission Expires: 3/19/2025

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Anthony N. Greco, 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 the 1st day of May, 2024.

Anthony N. Greco, Affiant — 5/1/2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 1st day of May, 2024.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027