Karen Johnson Davidson County
Batch# 1165574 DEEDWARR
08/02/2024 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20240802-0058644

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748197**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $272,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2024. Notary Public My Commission Expires: _____

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Gerald Barrera 312 McKenzie Pass Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 043-10-0C-056.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tess Swan Dominey, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerald Barrera**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 56, on the Horizontal Property Regime for Bixler Farms Townhomes, as recorded in the Declaration of Covenants, Conditions and Restrictions for Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to TESS SWAN DOMINEY, by deed from KVR HOMES, LLC, of record in Instrument No. 20181206-0118834, dated December 3, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 043-10-0C-056.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070213-0018434, said Register's Office.

Matters shown on the Plan of record in Plat Book 1130, page 37, said Register's Office.

Easement granted to Bellsouth Telecommunications, Inc., of record in Instrument No. 20070521-0060525, said Register's Office.

Detention Facility and Easement Agreement of record in Instrument No. 20051129-0143580, said Register's Office.

Easement and Maintenance Agreement of record in Instrument No. 20100317-0020036, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage , Water Mains, Pumps and Appurtenances of record in Instrument N o . 20060526-0062495, said Register's Office.

Storm Water Detention Agreement of record in Book 6193, page 129 and Instrument No. 20060526-0062409, said Register's Office.

Transmission Line Easement of record in Book 1196, page 207, said Register's Office.

Utility Easement of record in Book 2991, page 287, said Register's Office.

This is improved property located at 312 McKenzie Pass Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2024.

Tess Swan Dominey

STATE OF New Mexico)

COUNTY OF Bernalillo)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tess Swan Dominey, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my ~~hand~~, at office, ~~this 1st~~ 31st July day of ~~August~~, 2024.

Cindy Haney
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
CINDY HANEY
COMMISSION NUMBER 1064979
EXPIRATION DATE 11-01-2024

My Commission Expires: 11/1/2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 July 31st, 2024.

Affiant Signature

07/31/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31st day of July, 2024.

Notary Public

Notary's Seal:

