Karen Johnson
Batch # 1178170
09/05/2024 12:16:31 PM
Fees: $13.00 Taxes: $2,215.93

Davidson County
DEEDWARR
2 pgs

20240905-0068371

WARRANTY DEED

BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $598,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 03-16-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Hale Tanya Watson	Legacy Home Loans dba STEADFAST MORTGAGE	148100F00100CO
(NAME)	(NAME)	
213 Willard Dr.	2 CadMac Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Domer Construction, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph Hale and Tanya Watson, husband and wife,** 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 A The Cottages at 213 Willard Drive, as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at 213 Willard Drive, a Horizontal Property Regime with Private Elements, (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(b)), of record in Instrument Number 20230915-0072465, and amended in Instrument No. 20231013-0080244, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.
and Instrument No. 20240423-0029015

Being part of the same property conveyed to Domer Construction, LLC, by deed of record in Instrument No. 20230822-0065389, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 213 Willard Dr., Nashville, TN 37211
(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.

THIS CONVEYANCE IS SUBJECT TO 1) Taxes for the year 2024 and thereafter, not yet due and payable 2) All matters hown on the Plan of record in INSTRUMENT NO. 20230915-0072465 AND SUBSEQUENT AMENDMENTS, Register's Office for DAVIDSON County, TN and any and all existing easements and restrictions as shown of record.

Witness my/our hands this 3rd day of September, 2024.

Domer Construction, LLC

Sole Member

By: Delshad Omer, sole member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Delshad Omer 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 Domer Construction, LLC, and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member

WITNESS my hand and seal this 3rd day of September, 2024.

Notary Public

My Commission Expires:

File No.: 17322

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026