PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1191013 DEEDWARR
10/08/2024 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241008-0078038

Ivey Title, LLC Ref: (DL) Title No.: 63782
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Douglas E. Dominguez 2830 Smith Springs Rd. Nashville, TN 37217	New Owner

TAX MAP PARCEL NUMBERS: 1361007500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Compton, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas E. Dominguez, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 1 on the Plan of Priest Lake Park, Section Six, of record in Book 6900, page 636, amending Plat Book 6900, Page 463, Register's Office for Davidson County, Tennessee. See recorded plat for a more complete description.

Being the same property conveyed to Linda Compton by Successor Trustee's deed from J. Timothy Street, Successor Trustee, dated July 14, 2023 and recorded July 18, 2023, of record in Inst. No. 20230718-0055252, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 636, said Register's Office, to which Plan reference is made for a more complete description; A 24 foot joint access easement as shown on the Plan of record in Book 6900, page 636, said Register's Office; Restrictions of record in Book 5097, page 566, said Register's Office; Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee Department of Water and Sewerage Services of record in Book 8131, page 921, said Register's Office.

This is improved property, known as 2830 Smith Springs Road, Nashville, TN 37217

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of September, 2024.

Linda Compton

State of Tennessee

County of Davidson

On this 20th day of September, 2024, before me the undersigned authority, personally appeared Linda Compton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is **$350,000.00**

Affiant

Sworn and subscribed before me this 20 day of September, 2024.

Notary

My Commission Expires: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 9/20/24

Affiant Signature

9/23/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 23 day of September 20 24.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1-6-25