Return To
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 372 17552

WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE HERTFORD COUNTY

Karen Johnson
Batch # 1242821
03/04/2025 10 56 41 AM
Fees $13 00 Taxes $1,350 50

Davidson County
DEEDWARR
2 pgs

20250304-0016125

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2025

Notary Public

MY COMMISSION EXPIRES 10/21/2028

(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
Savas Derinsu	All Western Mtg.	148090D00200CO 148090D00100CO
(NAME)	(NAME)	
368 Margo Lane	8345 W. Sunset Rd, #380	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Las Vegas, NV 89113	
(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 **Savas Derinsu*** 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

* Unmarried

Land in Davidson County, Tennessee, being Units A and B on the Declaration of Covenants, Conditions and Restrictions for the Cottages at 368 Margo Lane, 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 20231013-0080250, to which reference is hereby made for a more comprehensive description

Being the same property conveyed to Domer Construction, LLC by deed of record in 20230822-0065388, 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 368 Margo Lane, 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

Witness my/our hands this 28th day of February, 2025.

Domer Construction, LLC

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 28th day of February, 2025.

Notary Public Salih Doski
My Commission Expires 7-6-2026

File No.: 17521

