WARRANTY DEED

Karen Johnson Davidson County
Batch # 1257563 DEEDWARR
04/08/2025 02 29 43 PM 2 pgs
Fees $13 00 Taxes $1,731 60

20250408-0026772

File #25-PA-6007-C

(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2025

Stephanie Woodall
Notary Public
MY COMMISSION EXPIRES _____

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

~~Return to:~~
~~Ruby Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~
~~FILE #: Y-C 25-6007~~

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Salvatore Joseph Lupo	**New Owner**	
(NAME)	(NAME)	**091 02 0 187.00**
6007 New York Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARCUS ANDREW DOMBROSKI, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SALVATORE JOSEPH LUPO, UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being the Westerly 20 feet of Lot No 6 and the Easterly 15 feet of Lot No 8 of Block No 19 on the Map of CHEROKEE PARK SUBDIVISION, as of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee

Said parts of Lots Nos 6 and 8 front together 35 feet on the Southerly side of New York Avenue and run back between parallel lines 150 feet to an alley

Being the same property conveyed to Marcus Andrew Dombroski, unmarried man, by Warranty Deed from Jonathan A Arbuckle and Bethany Arbuckle, husband and wife, of record in Instrument No 20230203-0008090, in the Register's Office of Davidson County, Tennessee, dated February 02, 2023 and recorded on February 03, 2023

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK SUBDIVISION, as recorded in Plat Book 161, Page(s) 75
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **6007 New York Avenue, Nashville, TN 37209**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 1st day of April, 2025

Marcus Andrew Dombroski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2025, before me personally appeared Marcus Andrew Dombroski, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2025.

Notary Signature
My commission expires:

