Karen Johnson
Batch # 1306475
08/06/2025 02 54 04 PM
Fees $13 00 Taxes $2,497 50

Davidson County
DEEDWARR
2 pgs

20250806-0062539

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25
(AFFIX SEAL)

S CHAPEL DRUMMOND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No . 25-CD-207

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP & PARCEL NO (S)
Richard A Domalewski and Denise M. Domalewski Living Trust dated September 17, 2021	Compass Mortgage	18111D01000CO
(NAME) 8052 Warbler Way	(NAME) 27755 Diehl Rd, Suite 100	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Warrenville, IL 60555	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Seventy-Five Thousand And No/100 Dollars ($675,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THOMAS MARTIN LUTHER, JR AND JANICE RUTH LUTHER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD A DOMALEWSKI AND DENISE M DOMALEWSKI, AS TRUSTEES OF THE RICHARD A DOMALEWSKI AND DENISE M DOMALEWSKI LIVING TRUST DATED SEPTEMBER 17, 2021, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No 10 on the Plan of Final Plat, The Hill Property, Phase 1A, of record in Instrument No 20210728-0101347, as corrected by Surveyor's Certificate of Correction in Instrument No 20220218-0019313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Thomas Martin Luther, Jr and Janice Ruth Luther, husband and wife, by Special Warranty Deed from NVR, Inc , a Virginia Corporation T/A Ryan Homes, dated June 29, 2022, recorded June 30, 2022, of record in Instrument No. 20220630-0075961, Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 8052 Warbler Way, Brentwood, TN 37027
(House No) (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 made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property

Witness our hands this 1 day of August 2025

Thomas Martin Luther, Jr

Janice Ruth Luther

STATE OF TENNESSEE
COUNTY OF Williamson

On this 1 day of August 2025, before me personally appeared Thomas Martin Luther, Jr. and Janice Ruth Luther, husband and wife to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed

Witness my hand and official seal at Franklin, Tennessee this 1 day of August 2025

Commission Expires

LEAH A TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # DM-WD-25-8052