Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1311578 DEEDWARR
08/19/2025 09:29:37 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20250819-0066021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Feb. 28, 2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Jon Domingo and Ma Ofelia Villanueva Domingo	New Owner	
(NAME)	(NAME)	135080A73900CO
739 Longhunter Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Cameron D. Kelly and wife, Amy A. Kelly, who took title as Amy. A. Krazl**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Jon Domingo, unmarried and Ma Ofelia Villanueva Domingo, unmarried, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 No. 739 of Nashboro Village Nineteen Condominium, a Condominium or Horizontal Property Regime established by a Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description. This conveyance is subject to the charter for homeowners association of record in Book 53344, Page 959 and to any and all other matters shown on plat of record in Book 5200, Page 80 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cameron D. Kelly, a single man and Amy A. Krazl, a single woman, by virtue of that certain Warranty Deed dated April 6, 2022, and being of record at Instrument No. 20220413-0043152 in the Register's Office of Davidson County, Tennessee. * Amy A. Krazl having since been married to Cameron D. Kelly, is one and the same and now known as Amy A. Kelly.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 739 Longhunter Ct. Nashville, TN 37217
(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 hand this 8 day of August, 2025.

Cameron D. Kelly

Amy A. Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Cameron D. Kelly and Amy A. Kelly**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of August, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028