Karen Johnson Davidson County
Batch# 1478240 DEEDWARR
09/28/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $222.00
20260928-0089522

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-
closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $60,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28 Day of Sept 26.

Notary Public
My Commission expires 12 / 20 / 29

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Carlos C Dominguez
116 Sandhurst Drive
Madison, TN 37115
SEND TAX BILLS TO:
Carlos C Dominguez
116 Sandhurst Drive
Madison, TN 37115

MAP AND PARCEL NUMBER: 04316012100

WARRANTY DEED
26NT01913

Effective the 27 Day of September, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Charles L. Ross II, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Carlos C. Dominguez, a single man.

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:
Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Section 1, Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles L. Ross II, an unmarried man from Ronald P. James and Deborah Faye James, as husband and wife, by Warranty Deed dated 06/28/2018 and recorded 07/02/2018 in Instrument No. 20180702-0063664, Register's Office of said County.

Being the same property conveyed to DEBORAH F. JAMES AND RONALD JAMES, HUSBAND AND WIFE, by Warranty Deed from MORRIS L. WEBB, A MARRIED MAN AND L. SHANE WEBB, of record in Book 10583, page 389, dated August 21, 1997, and recorded August 27, 1997, said Register's Office.

This is an improved property commonly known as: 116 Sandhurst Drive, Madison, TN 37115

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28 day of September, 2024

Charles L. Ross II

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Charles L. Ross II**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7 / 22 / 30

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 9-28-26 (date of document).

Affiant Signature

9-28-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 of September, 26

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027