Karen Johnson Davidson County
Batch# 497606 DEEDWARR
10/16/2020 02:35:09 PM 2 pgs
Fees: $13.00 Taxes: $2,182.63
20201016-0120874

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $589,900.00. Affiant Subscribed and sworn to before me, this the 13th day of October, 2020. Notary Public My commission expires: 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christy Quaresma, Trustee Aaron L. Quaresma, Trustee	New Owner	093-06-1F-211.00
162 4th Avenue #211	1223 Bates Road	
Nashville, TN 37219	Lebanon, TN 37087	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHAUN HEWITT, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OF **CHRISTY QUARESMA, TRUSTEE AND AARON L. QUARESMA, TRUSTEE OF THE AARON AND CHRISTY QUARESMA LIVING TRUST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. RU 211, on the Horizontal Property Regime for Ambrose Condominiums, established by Master Deed of record in Instrument No. 20051013-0123722, as amended in Instrument No. 20060302-0024168, Instrument No. 20061030-0134166, Instrument No. 20080507-0047250, 20131104-0114343, and 20140530-0046585 Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Bree Hewitt, married by Warranty deed from Michael P. Hellman and Lisa Hellman, husband and wife of record in Instrument No. 20140822-0076967 Register's Office for Davidson County, Tennessee, dated August 16, 2014 and recorded on August 22, 2014.

Being the same property conveyed to Shaun Hewitt, married by Quitclaim deed from Bree Hewitt, married of record in Instrument No. 20161213-0130826 Register's Office for Davidson County, Tennessee, dated December 13, 2015 and recorded on December 13, 2015 and Scrivener's Affidavit recorded in Instrument No. 20161219-0132564.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-SB-BR-20-162

The address of the herein described property is believed to be 162 4th Avenue #211, Nashville, TN 37219, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of October, 2020.

Shaun Hewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shaun Hewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of October, 2020.

Notary Public

My Commission Expires: 5/3/21

