Karen Johnson Davidson County
Batch# 741993 DEEDWARR
10/22/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20211022-0142478

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Nicholas Matthew Douso and Carly Zubiria	SEND TAX BILLS TO: Nicholas Matthew Douso and Carly Zubiria	MAP-PARCEL NUMBERS
(NAME) 8328 ROSSI ROAD	(NAME) 8328 ROSSI ROAD	181-11-0C-021.00-CO
(ADDRESS) BRENTWOOD, TN 37027	(ADDRESS) BRENTWOOD, TN 37027	
(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, **Jason B. Freeman and wife, Ann M Monaghan** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Matthew Douso and Carly Zubiria, Husband and Wife,** 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. 269, as shown on the plan of The Villas at Concord Place, Phase 5 (fka Concord Place II, Phase I), a Horizontal Property Regime, filed as Exhibit A in the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument 20080318-0027346, and being further established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 20050914-0110829, as amended in Instruments 20061228-0160254, 20071226-0147287, 20080627-0066661 and 20090731-0071986 and in Protective Covenants of record in Instrument 20050922-0114218, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declarations, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Jason B. Freeman and wife, Ann M. Monaghan by Warranty deed from Robert J. Williams and Robert A. Williams and wife, Constance M. Williams of record in Instrument No. 20130813-0084864 Register's Office for Davidson County, Tennessee, dated August 07, 2013 and recorded on August 13, 2013. (Value of consideration shown in aforementioned deed $162,900.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register of Deed's Office for 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 8328 Rossi Rd. Brentwood, TN 37027
(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 19th day of October, 2021.

Jason B. Freeman

Ann M Monaghan

STATE OF MONTANA
COUNTY OF SILVER BOW

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jason B. Freeman and Ann M Monaghan**, 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 19th day of October, 2021.

Notary Public
My Commission Expires: 4/28/25

JACQUELINE CLARY NOTARIAL SEAL STATE OF MONTANA

JACQUELINE CLARY
NOTARY PUBLIC for the
State of Montana
Residing at Butte, Montana
My Commission Expires
April 28, 2025

Certificate of Authenticity

I, Holly A Mason, 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 October 19th, 2021.

Affiant Signature

10/19/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of October, 2021.

Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22

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