Karen Johnson Davidson County
Batch# 801878 DEEDWARR
02/08/2022 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20220208-0014618

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2022.

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)
03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-22-00302

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bianca Vesco and Nicholas Loura	Bianca Vesco and Nicholas Loura,	
(NAME) 31 Hubbard Street	(NAME) 31 Hubbard Street	105-04-0J-004.00-CO
(ADDRESS) Nashville, TN 37210-3488	(ADDRESS) Nashville, TN 37210-3488	
(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, **KEVIN BRADLEY NEWMAN AND WIFE, SHAYNE M. NEWMAN AND IMMANUEL JAY DOUGLASS, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS LOURA AND BIANCA VESCO, AS TENANTS IN COMMON,** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Lot 2, Unit No. B of Chestnut Square, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Perkins Gardens, a Horizontal Property Regime, of record in Instrument Number 20180731-0074614, Amended in Instrument Number 20190514-0045284, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kevin Bradley Newman and wife, Shayne M. Newman, a one-half undivided interest and Immanuel Jay Douglass, a one-half undivided interest by Warranty deed from Olympus Development Group GP, a Tennessee general partnership of record in Instrument No. 20200617-0063045 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on June 17, 2020.

Being a portion of the same property conveyed to Olympus Development Group, GP, a Tennessee general partnership by Warranty deed from Aaron Sparkman, unmarried of record in Instrument No. 20180725-0072432 Register's Office for Davidson County, Tennessee, dated July 24, 2018 and recorded on July 25, 2018.

unimproved ☐
This is improved ☒ property, known as 31 Hubbard Street, Nashville, TN 37210-3488
(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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

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 Kevin Bradley Newman and wife, Shayne M. Newman and ~~Immanuel Jay Douglass~~ this _____ day of _____, _____.

_____
Kevin Bradley Newman

_____
Shayne M. Newman

_____
Immanuel Jay Douglass

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public for the County of _____ and State of _____, do hereby certify that **Immanuel Jay Douglass** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ of _____, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF Arizona

COUNTY OF Maricopa

I, Parmi R Lakh, a Notary Public for the County of Maricopa and State of Arizona, do hereby certify that **Kevin Bradley Newman and wife, Shayne M. Newman** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th of January 2022.

_____
Notary Public

My Commission Expires: 10-02-2024

(SEAL)

Parmi R Lakh
Notary Public
Pinal County, Arizona
My Comm. Expires 10-02-2024
Commission No. 592952

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

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 Kevin Bradley Newman and wife, Shayne M. Newman and Immanuel Jay Douglass this 23 day of January, 2022

Kevin Bradley Newman

Shayne M. Newman

Immanuel Jay Douglass

STATE OF Arizona

COUNTY OF Maricopa

I, Brad E Dennison, a Notary Public for the County of Maricopa and State of Arizona, do hereby certify that **Immanuel Jay Douglass** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd of January, 2022.

Notary Public

My Commission Expires: 5-1-2025

(SEAL)

BRAD DENNISON
Notary Public - State of Arizona
Coconino County
Commission #599121
My Commission Expires May 1, 2025

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public for the County of _____ and State of _____, do hereby certify that **Kevin Bradley Newman and wife, Shayne M. Newman** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ of _____ 2022.

Notary Public

My Commission Expires:

(SEAL)

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/23/22 ~~1/26/22~~ (date of document).

Jennifer Russell
Affiant Signature

1/28/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

