Karen Johnson Davidson County
Batch# 805036 DEEDWARR
02/14/2022 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,853.70
20220214-0016858

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $501,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/28/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-5-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-5112

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Damian Fazzolari and Allison Aquino-Fazzolari	Evolve Bank & Trust	073-13-0W-002.00-CO
2726 Mailan Drive	6070 Poplar Ave, Suite 250	
Nashville, TN 37206	Memphis, TN 38119	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Urban Dwell Homes, GP, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Damian Fazzolari and Allison Aquino-Fazzolari, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), 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. B on the plan of Declaration Establishing a Horizontal Property Regime for the Townhomes at 2724 Mailan Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Townhomes at 2724 Mailan Drive a Horizontal Property Regime with Private Elements of record in Instrument No. 20200413-0038288, Register;s Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate property description.

Being the same property conveyed to Mark E. Stout and wife, Barbara Terrell Stout by Warranty deed from Neil A. Terrell of record in Book 8752, page 716, Register's Office for Davidson County, Tennessee, dated October 08, 1992 and recorded on October 08, 1992.

Being the same property conveyed to Mark Edward Stout by Quit Claim deed from Barbara Terrell Stout of record in Instrument No. 20110125-0006895 Register's Office for Davidson County, Tennessee, dated January 25, 2011 and recorded on January 25, 2011.

Being the same property conveyed to Urban Dwell Homes, GP, a Tennessee General Partnership by Warranty deed from Mark Edward Stout of record in Instrument No. 20200417-0040429 Register's Office for Davidson County, Tennessee, dated April 15, 2020 and recorded on April 17, 2020. Being also known as 2726 Mailan Drive B Nashville, Tennessee 37206. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2726 Mailan Drive Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on January 28, 2022.

Urban Dwell Homes, GP

By: J. Carlton Drumwright, authorized agent

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Agent of Urban Dwell Homes, a Tennessee general partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand and official seal, this January 28, 2022.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-5112

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 02/03/2022 ____ (date of ~~document~~).

Affiant Signature

02/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025