WARRANTY DEED

Karen Johnson Davidson County
Batch# 846948 DEEDWARR
04/28/2022 08:19:30 AM 4 pgs
Fees: $23.00 Taxes: $2,756.50
20220428-0048884

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

File No.: TN-22-04298

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gary Hazy and Britney Hazy	Gary Hazy and Britney Hazy	
(NAME) 33 Perkins Street	(NAME) 33 Perkins Street	105-04-0J-003.00-CO
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Forty-Five Thousand And No/100 Dollars ($745,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **IMMANUEL JAY DOUGLASS, A SINGLE PERSON AND SHAYNE M. NEWMAN AND SPOUSE, KEVIN BRADLEY NEWMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY HAZY AND BRITNEY HAZY**, 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:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Lot 2, Unit No. A 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 No. 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 Immanuel Jay Douglass, a one-half undivided interest and Kevin Bradley Newman and wife, Shayne M. Newman, a one-half undivided interest by Warranty deed from Olympus Development Group, GP, a Tennessee general partnership of record in Instrument No. 20200617-0063059 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 33 Perkins Street, Nashville, TN 37210
(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 Immanuel Jay Douglass, a single person and Kevin Bradley Newman and wife, Shayne M. Newman this 23 day of January, 2022

Immanuel Jay Douglass

Kevin Bradley Newman

Shayne M. Newman

STATE OF _____

COUNTY OF _____

I, _____ (notary name), 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)

STATE OF Arizona.

COUNTY OF Maricopa.

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

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

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

Notary Public

My Commission Expires: 5-1-2025

(SEAL)

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 Immanuel Jay Douglass, a single person and~~ Kevin Bradley Newman and wife, Shayne M. Newman this 24th day of January, 2022.

Immanuel Jay Douglass

Kevin Bradley Newman

Shayne M. Newman

STATE OF Arizona

COUNTY OF Maricopa

I, Parmi R Lakh (notary name), 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

STATE OF _____

COUNTY OF _____

I, _____ (notary name), a Notary Public for the County of _____ and State of _____, do hereby certify that **Immanuel Jay Douglass**, a single person 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)

Certificate of Authenticity

I, Nick Harris, 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 4/20/2022.

Date

Affiant Signature

4/20/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of April, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY