Karen Johnson Davidson County
Batch# 876293 DEEDWARR
06/23/2022 12:24:58 PM 4 pgs
Fees: $23.00 Taxes: $2,072.00

20220623-0071827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JUNE, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 5-18-2024

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NEIGHBORLY, LLC	**SAME**	**094-01-0-087.00**
(NAME) **1507B SHELBY AVE.**		
(ADDRESS) **NASHVILLE, TN 37206-3035**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ALLINE C. FREITAS, VINCIUS CARVALHO FREITAS, AND GABRIELA CARVALHO FREITAS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEIGHBORLY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 96 on the Map of Payne, Blakemore and Cummings Addition to East Nashville, of record in Book 57, Page 70, Register's Office for said County.

Said Lot No. 96 fronts 50 feet on the East side of South Thirteenth Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Alline C. Freitas, an unmarried woman, Vincius Carvalho Freitas, an unmarried man, and Gabriela Carvalho Freitas, an unmarried woman, as tenants in common with right of survivorship, from Jennifer K. Foster, a single person, by deed dated June 10, 2015, of record in Instrument No. 20150615-0056745, said Register's Office. Being further conveyed to Alline C. Freitas, an unmarried woman, Vincius Carvalho Freitas, an unmarried man, and Gabriela Carvalho Freitas, an unmarried woman, all as tenants in common, from Alline C. Freitas, an unmarried woman, Vincius Carvalho Freitas, an unmarried man, and Gabriela Carvalho Freitas, an unmarried woman, by Quitclaim Deed dated March 6, 2020, of record in Instrument No. 20200316-0028745, said Register's Office.

**** This is not the principal residence of any of the grantors.****

This conveyance is subject to matters shown on the Plan of record in Plat Book 57, Page 70; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **603 A&B SOUTH 13TH STREET, NASHVILLE, TN 37206**
(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 our hands this 10 day of June, 2022.

X _____
ALLINE C. FREITAS

_____
VINCIUS CARVALHO FREITAS

X _____
GABRIELA CARVALHO FREITAS

STATE OF CALIFORNIA
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALLINE C. FREITAS AND GABRIELA CARVALHO FREITAS,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of June, 2022.

My commission expires: 11/10/2023

_____
Notary Public

BROOKE STEWART
COMM. #2312253
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
NOVEMBER 10, 2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On June 10, 2022 before me, Brooke Stewart Notary Public
(insert name and title of the officer)

personally appeared Aline C. Freitas and Gabriela Carvalho Freitas
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CSC1 BROOKE STEWART COMM. #2312253 NOTARY PUBLIC-CALIFORNIA SAN DIEGO COUNTY My Commission Expires NOVEMBER 10, 2023 CSC1

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(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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Witness our hands this 15 day of June, 2022.

ALLINE C. FREITAS

X _____
VINCIUS CARVALHO FREITAS

GABRIELA CARVALHO FREITAS

STATE OF ALASKA
COUNTY OF Juneau

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **VINCIUS CARVALHO FREITAS,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of June, 2022.

My commission expires: See Stamp

_____
Notary Public

EMIL R. MACKEY
Notary Public, State of Alaska
Commission # 200518014
My Commission Expires
May 18, 2024