Karen Johnson Davidson County
Batch# 987494 DEEDWARR
04/03/2023 10:16 35 AM 2 pgs
Fees $13 00 Taxes $2,701 00
20230403-0023802

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSE
COUNTY OF Willi

Actual consideration or greater is $730,000 00

Affiant

Subscribed and sworn before me this the 31 day of March, 2023

Notary Public
My commission expires 9-6-26

DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Gordon Deming 835 Vibe Pl Nashville, TN 37216	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	072-06-3H 028 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALEAH ARMSTRONG, AN UNMARRIED WOMAN, AND OLUMUYIWA ESURUOSO, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GORDON DEMING, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being all of Unit 28 of Vibe, a planned unit development, as shown on Exhibit "C" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No 20170703-0066733, amended in Instrument No 20170803-0079133, Instrument No 20180329-0029496, and Instrument No 20181024-0105454, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property

Being the same property conveyed to Aleah Armstrong, an unmarried woman, and Olumuyiwa Esuruoso, an unmarried man, as tenants in common, by deed dated 08/08/2019, from Vibe, of record in Instrument No 20190809-0079504, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 835 Vibe Pl , Nashville, TN 37216

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

OG by JW A.F
AA by JW A.F

Witness my hand this the 31 day of March, 2023

Aleah Armstrong by Jenny West
Aleah Armstrong Attorney in Fact
Jenny West as Attorney-in-Fact

Olumuyiwa Esuruoso by Jenny West
Olumuyiwa Esuruoso
Jenny West as Attorney-in-Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31 day of March, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Aleah Armstrong by Specific POWER OF ATTORNEY dated 03/23/2023, and who acknowledged that he executed the same as the free act and deed of Aleah Armstrong

Witness my hand and official seal this 31 day of March, 2023

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31 day of March, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Olumuyiwa Esuruoso by Specific POWER OF ATTORNEY dated 03/28/2023, and who acknowledged that he executed the same as the free act and deed of Olumuyiwa Esuruoso

Witness my hand and official seal this 31 day of March, 2023

My commission expires 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY