Warranty Deed

Karen Johnson Davidson County
Batch# 1125934 DEEDWARR
04/23/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240423-0028934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2024.

Notary Public

My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Humberto Sanchez and Gabriella Casola	Legacy Home Loans, LLC DBA Steadfast Mortgage	091-06-0L-045.00-CO
1005 Treaty Oaks Drive	1036 Stearman Drive Ste 6	
Nashville, TN 37209	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REILLY NOBLE AND CORY JAMES VIEIRA, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUMBERTO SANCHEZ AND GABRIELLA CASOLA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 45, of Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Treaty Oaks Cottages, a Horizontal Property Regime, of record in Instrument Number 20141120-0107174, and amended in Instrument Numbers 20150113-0003651, 20150814-0081914, 20160826-0089501, 20160922-0099884, 20180725-0072479 and 20190228-0018398, 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 Robert Strobl, unmarried by Warranty deed from HR Properties of TN of record in Instrument No. 20170215-0015660 Register's Office for Davidson County, Tennessee, dated February 09, 2017 and recorded on February 15, 2017.

Being the same property conveyed to Reilly Noble and Cory James Vieira, wife and husband by Warranty Deed from Robert Strobl, unmarried of record in Instrument No. 20220909-0101221 Register's Office for Davidson County, Tennessee, dated September 8, 2022 and recorded on September 09, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1005 Treaty Oaks Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~22nd~~ 19th day of April, 2024.

Reilly Noble

Cory James Vieira

STATE OF COLORADO
COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Reilly Noble and Cory James Vieira, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of April, 2024.

Notary Public

My Commission Expires: 6/24/24

NADIM S. KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2024

True Copy Certification

I, John W. Bishop, 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 this the 19 day of April, 2024.

Affiant Signature
Date 4/22/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026