Karen Johnson Davidson County
Batch# 1143721 DEEDWARR
06/05/2024 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,588.35
20240605-0042098

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $699,555.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/29/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9.6.26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-3154-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Roger Jaeger	**Lending Hand Mortgage, LLC**	072-06-3H-024.00-CO
843 Vibe Place	510 Lentz Dr	
Nashville, TN 37216	Madison, TN 37115	

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,

David Gomes, unmarried man

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

Roger Jaeger, a single man

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 all of Unit 24 of Vibe, as shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, revised in Instrument No. 20170803-0079133 and Instrument No. 20180329-0029496, 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 David Ronald Gomes, a single man by Warranty deed from HV Urban, a Tennessee Partnership of record in Instrument No. 20190808-0078855 Register's Office for Davidson County, Tennessee, dated August 06, 2019 and recorded on August 08, 2019.

Being the same property conveyed to Vibe Real Estate, LLC, a Tennessee limited liability company by Quitclaim deed from David Gomes, an individual resident of the Commonwealth of Massachusetts of record in Instrument No. 20210630-0088425 Register's Office for Davidson County, Tennessee, dated April 13, 2021 and recorded on June 30, 2021.

Being the same property conveyed to David Gomes, an individual resident of the Commonwealth of Massachusetts by Quitclaim deed from Vibe Real Estate, LLC, a Tennessee limited liability company of record in Instrument No. 20210928-0129776 Register's Office for Davidson County, Tennessee, dated September 16, 2021 and recorded on September 28, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 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 843 Vibe Place 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 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 May 29, 2024.

David Gomes

STATE OF TENNESSEE MA

COUNTY OF Davidson SUFFOLK

Personally appeared before me, a Notary Public of said County and State, David Gomes, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 29, 2024.

Notary Public Michael O'Sullivan

My Commission Expires: 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

File #: 2024-3154-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/29/24.

Affiant Signature

6/5/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of June, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY