Karen Johnson Davidson County
Batch# 1161405 DEEDWARR
07/24/2024 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20240724-0056058

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $660,000.00 Carmen Coates AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/19/2024 Brooke Hicks NOTARY PUBLIC MY COMMISSION EXPIRES 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-12054-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
The LDS Group, LLC	**The LDS Group, LLC**	072-06-3H-027.00-CO
837 Vibe Place	44 Lytle Place Drive	
Nashville, TN 37216	Abilene, TX 79602	

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, a single man

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

The LDS Group, LLC, a Texas Limited Liability Company

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:

Being all of Unit 27 of Vibe, a planned unit development, a shown on Exhibit "B" 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, 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 Gomes, a single man by Warranty deed from HV Urban, a Tennessee Partnership of record in Instrument No. 20190808-0078862 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. 20210630-0088424 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. 20210928-0129777 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 2024 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 837 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 July 19, 2024.

David Gomes

STATE OF TENNESSEE MASSACHUSETTS

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 July 19, 2024.

Notary Public MJO Sullivan

My Commission Expires: 2/15/2030

File #: 2024-12054-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 19, 2024**.

Affiant Signature

July 24, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25