Karen Johnson Davidson County
Batch# 449048 DEEDWARR
08/03/2020 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20200803-0085419

Warranty Deed

#35560



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,300,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2020.

Notary Public

My commission expires: October 2, 2023

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:
Jim Belsante Johnny Lai	Truist Bank	117-09-0-095.00
3818 Hilldale Drive	901 Semmes Ave	
Nashville, TN 37215	Richmond, VA 23224	

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, **MARK TRUMBO AND MAILE TRUMBO F.K.A MAILE KRAUSS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. BELSANTE AND JOHNNY LAI, A MARRIED COUPLE**, 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:

Land in the 7th Civil District of Davidson County, Tennessee, being part of an unnumbered tract marked "for future development" on the Plan of Woodmont Estates, Section No. 2 of record in Plat Book 1130, Page 99, in the Register's Office for Davidson County, Tennessee, being Lot No. 44 on the plan showing subdivision of said tract, described according to a survey made by Hal R. Swan, Jr., Surveyor, February 22, 1951, and revised February 27, 1951, as follows:

Beginning on the Easterly margin of Hilldale Drive at the corner of lots Nos. 43 and 44; thence with the line between said lots, Eastwardly 200 feet to an iron pin; thence Southwardly 34.8 feet to an iron pin; thence Southwestwardly 87.4 feet to an iron pin, the corner of lots Nos. 44 and 45; thence with the line between said lots, Westwardly 166.3 feet to the Easterly margin of Hilldale Drive; thence with the Easterly margin of said Drive, Northwardly 115 feet to the beginning.

Being the same property conveyed to Mark Trumbo, unmarried and Maile Krauss, unmarried, as joint tenants with rights of survivorship by Warranty deed from Ethan Colclasure and Ashley Colclasure, husband and wife of record in Instrument No. 20170703-0066412 Register's Office for Davidson County, Tennessee, dated June 28, 2017 and recorded on July 03, 2017.

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 3818 Hilldale Drive, Nashville, TN 37215, 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 28 day of July, 2020.

Mark Trumbo

Maile Trumbo

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Trumbo and Maile Trumbo, 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 28 day of July, 2020.

Notary Public

My Commission Expires: 10/03/2022

SEE CALIFORNIA ACKNOWLEDGMENT
DATE 07/28/2020 INITL

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

