THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,193,000.00. Affiant Subscribed and sworn to before me this 31st day of July, 2020. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 35559-06-2020

Karen Johnson Davidson County
Batch# 449573 **DEEDWARR**
08/04/2020 01:33:06 PM 3 pgs
Fees: $8.00 Taxes: $4,421.50

20200804-0086212

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

WARRANTY DEED

Address New Owner: Jonathan Asif Abbas 3431 Amanda Avenue Nashville, TN 37215	**Send Tax Bills To:** new owners	**Tax Information:** Map and Parcel No.: 117110O00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael James Belsante, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Asif Abbas, an unmarried person** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3431 Amanda Avenue, Nashville, TN 37215.

Johnny Lai, spouse of Michael James Belsante, joins in the execution of this deed in order to convey any interest that he holds in the subject property, marital or otherwise.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

return to
RUDY TITLE AND ESCROW, LLC
G-P-20-3431
2012 21st AVENUE SOUTH
NASHVILLE, TN 37212

IN WITNESS WHEREOF, Grantors have executed this instrument on the 31st day of July, 2020.

Michael James Belsante

Johnny Lai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael James Belsante and Johnny Lai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2020.

Notary Public

My Commission Expires:

10-2-2023



Legal Description:

A certain Townhome located in Davidson County, Tennessee, being Unit No. B of Amanda HPR 1, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions Establishing The Horizontal Property Regime Amanda HPR 1 record in Instrument No. 20160419-0037554, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Michael James Belsante by Warranty deed from 904 Cadillac, LLC, a Tennessee Limited Liability of record in Instrument No. 20160510-0046060 Register's Office for Davidson County, Tennessee