Karen Johnson Davidson County
Batch# 455518 DEEDWARR
08/12/2020 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20200812-0090305

WARRANTY DEED

When recorded, return to:
Momentum Title
313 East Main Street #2
Hendersonville, TN 37075
File #: 6-20-8239-RSL

W-SB-BB-20-406

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-24-22

(AFFIX SEAL)

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Randy Ester and Brandy Bezek	**New Owner**	
(NAME)	(NAME)	
406 Lynn Drive		**132-16-0-115.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **AMALFI RENOVATION & DESIGN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RANDY ESTER AND BRANDY BEZEK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 830 on the Plan of Section Thirteen, Caldwell Hall of record in Plat Book 3300, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amalfi Renovation & Design, LLC, a Tennessee limited liability company by Warranty Deed from Gerald P. Marquis, and wife, Judith Vanderberg Marquis of record in Instrument No. 20190801-0076093 Register's Office for Davidson County, Tennessee, dated July 25, 2019 and recorded on August 01, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3300, Page 66, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3400, Page 326, Book 3502, Page 555 and Book 3435, Page 357, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **406 Lynn Drive, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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/our hand(s) this the 12th DAY OF AUGUST, 2020.

Amalfi Renovation & Design, LLC

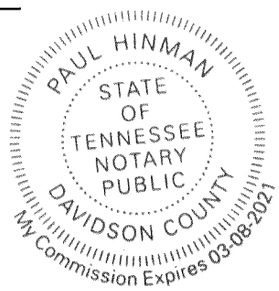
BY: _____
Bledar Tahiri
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BLEDAR TAHIRI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of AMALFI RENOVATION & DESIGN, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 12th of August, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



When recorded, return to:
Momentum Title
313 East Main Street #2
Hendersonville, TN 37075
File #: 6-20-8239-RSL

True Copy Certification

I, Christopher M. Corriveau, 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 executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM