WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. I-121073RR

LR-SB-DH-21-3520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/3/2023

(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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)
Mario Morente Melchor	New Owner	
(NAME)	(NAME)	**136-06-0-050.00**
3520 Colony Pt W		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **ABDUL ALTAMIMI, MARRIED ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIO MORENTE MELCHOR, SINGLE MAN,** 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. 253 on the Plan of Section Five, Priest Lake Park of record in Plat Book 4460, Page (s) 174 through 176, inclusive, 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 Abdul Altamimi by Special Warranty deed from The Bank of New york Mellon The Bank of New york, as Trustee for The Certificateholders of CWABS, INC., Asset-Backed Certificates, Series 2006-IM1 of record in Instrument No. 20120504-0038459 Register's Office for Davidson County, Tennessee, dated March 27, 2012 and recorded on May 04, 2012.

Khawlah Abdulrazza Altameemi will be joining in this conveyance to convey any interest she may have in the property, marital or otherwise.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 174 through 176, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4698, Page 969, 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: **3520 Colony Pt W, Nashville, Tennessee 37217**.

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.

Karen Johnson Davidson County
Batch# 681022 DEEDWARR
07/22/2021 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210722-0098175

Witness my/our hand(s) this the 14th DAY OF JULY, 2021.

Abdul Altamimi

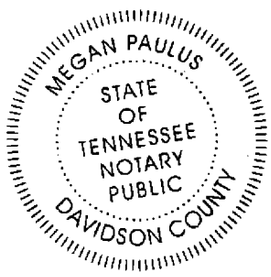
Khawlah Abdulrazza Altameemi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABDUL ALTAMIMI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of July, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

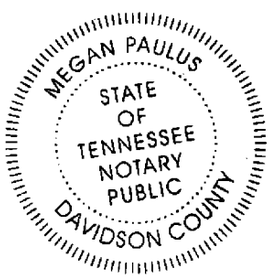


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KHAWLAH ABDULRAZZA ALTAMEEMI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of July, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



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

Certificate of Authenticity

I, Cassidy Lewallen, 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 7.16.21.

Date

Affiant Signature

7.19.21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/2023

Date

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY