This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-11815-AP

Karen Johnson Davidson County
Batch# 758487 DEEDWARR
11/19/2021 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $10,221.25
20211119-0154196

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is
$2,762,500.00

Kirsten Virden
Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 12th day of November, 2021.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rodney R. Allain Revocable Living Trust 2302 Belmont Blvd. Nashville, TN 37212	New Owner	104-16-0-373

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Todd Gelfand, Trustee of Belmont Trust, dated November 14, 2018**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Rodney R. Allain, Trutsee of the Rodney R. Allain Revocable Living Trust dated March 7, 2014**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 122 on the map of Belmont Land Company's Plan of Lots, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 122 fronts 50 feet on the easterly side of Belmont Boulevard and runs back between lines 178 feet to an alley in the rear on which it measures 57-1/2 feet.

Being the same property conveyed to Todd Gelfand, Trustee of the Belmont Trust u/a/d November 14, 2018, by Warranty Deed from Robert E. Thornton, dated December 27, 2019, recorded January 10, 2019, of record in Instrument No. 20190110-0002647, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2302 Belmont Boulevard, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Taxes for the year 2021 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) all matters shown on the Map of Belmont Land Company's Plan of Lots of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of November, 2021.

GRANTOR:

The Belmont Trust
dated November 14, 2018

By: _____
~~Todd~~ Gelfand, Trustee

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Todd Gelfand the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of The Belmont Trust, dated November 14, 2018, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of November, 2021.

See attached California Notarial Acknowledgent

Notary Public
My Commission expires: May 18, 2023

202111190154196

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On November 10th 2021 before me, Sharon Sindilaru, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Todd Gelfand
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SHARON SINDILARU
Notary Public - California
Los Angeles County
Commission # 2288550
My Comm. Expires May 18, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sharon Sindilaru
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 11/10/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/10/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 **day of** November **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

