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THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue, Suite 540 Nashville, TN 37203 P22-4160-WE Karen Johnson Davidson County Batch# 791258 **DEEDWARR** 01/14/2022 02:39:34 PM 2 pgs Fees: $13.00 Taxes: $1,875.90 20220114-0006199	STATE OF TN COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$507,000.00.** Luca Bonomi Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2022. Notary Public MY COMMISSION EXPIRES 3/8/22 (AFFIX SEAL) ANGELA Y. POSTON-WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Luca Bonomi and Liyue Fan	First Alliance Home Mtg	MAP:
3140 Belwood Street	20 Jackson Dr 2nd floor	PARCEL: 104-02-3L-010.00-CO
Nashville TN 37203	Cranford, NJ 07016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MATTHEW DRAGSTREM**, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUCA BONOMI, unmarried AND LIYUE FAN, unmarried, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 10 on the Plan of Mason Rowhouses, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150728-0074250, 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 Matthew Dragstrem and Elizabeth E. Crook by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160701-0067605 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 01, 2016 and Scrivener' s Affidavit recorded on August 15, 2016 in Instrument No. 20160815-0084855. and Deed of Correction recorded on November 07, 2016 in Instrument No. 20161107-0117449.

Being the same property conveyed to Matthew Dragstrem by Quitclaim Deed for Correction of Error from Elizabeth W. Crook of record in Instrument No. 20161107-0117450 Register's Office for Davidson County, Tennessee, dated November 03, 2016 and recorded on November 07, 2016.

This is UNIMPROVED ✠ IMPROVED property known as: **3140 Belwood Street, Nashville, TN 37203**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. 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 14 day of January, 2022.

Matthew Dragstrem by DJ attorney in fact
Matthew Dragstrem
By: Daniel Kris Wiatr, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Kris Wiatr,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Matthew Dragstrem,** as his Attorney in Fact, as the free act and deed of the within named **Matthew Dragstrem.**

Witness my hand and official seal this the 14 day of January, 2022.

My Commission expires 9/2/24

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public