WARRANTY DEED

Karen Johnson Davidson County
Batch# 851419 DEEDWARR
05/05/2022 02:14:56 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220505-0052148

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 20TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1877

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Shane Delapena and Aissa Delapena	FLAGSTAR BANK	093-11-0H-026.00CO
65 Lindsley Ave #313	5151 CORPORATE DRIVE	
Nashville, TN 37210	TROY, MICHIGAN 48098-2639	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL GOMEZ AND AMY C. GOMEZ, HUSBAND AND WIFE AND DEVARSHI VIMAL GANATRA, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

AISSA MABAET DELAPENA AND SHANE DELAPENA, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being known and designated as Unit No. 313 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592 as amended in Instrument No. 20211001-0132086 as further amended in Instrument No. 20211208-0162784, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

BEING the same property conveyed to Michael Gomez, and wife, Amy C. Gomez and Devarshi Vimal Ganatra, a married man by Quitclaim Deed, from Michael Gomez, a married man, dated February 24, 2022, recorded on February 24, 2022 in Instrument No. 20220224-0021206, Register's Office for Davidson County, Tennessee; Also, being the same property conveyed to Michael Gomez, a married man by Warranty Deed from Muse Nashville, LLC, a Tennessee Limited Liability Company of record in

Instrument No. 20220202-0012394 Register's Office for Davidson County, Tennessee, dated February 1, 2022 and recorded on February 2,2022; Also being the same property conveyed to Muse Nashville, LLC, a Tennessee limited liability company, by Quitclaim Deed from the Fuel Tank, LLC, a Tennessee limited liability company, of record in Instrument No. 20191021-0107765, in Register's Office of Davidson County, Tennessee, dated October 21, 2019 and recorded on October 21, 2019.

This Deed of Trust is executed on behalf of (Grantor(s)) pursuant to the Power of Attorney recorded in Book _____, page ____/Instrument No. * _____, said Register's Office.

*20220505-0052147

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat Book 5210, Page 360 and Book 21, Page 25, said Register's office.

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Instrument No. 20200123-0008592, amended @ 20211001-0132086 and further amended @ 20211208-0162784 and covenants, conditions & restrictions as set forth in Instrument No. 20200414-0038843, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

4. Deed restrictions of record in Instrument No. 20160513-0048151 in said Register's Office.

5. Articles of Incorporation/Charter of record in Instrument No. 2020015-0005293 and Instrument No. 20190531-0051840 in said Register's Office.

6. Easement for Public Right-of-Way of record in Instrument No. 20200127-0009426 in said Register's Office.

7. Easement to Comcast Cable Communication Management of record in Instrument No. 20210802-0103594 in said Register's Office.

8. Easement retained in Metro Council Ordinance of record in Instrument No.BL 2019-1621 in said Register's Office.

9. Restrictions, Dedications, Conditions, Reservations, Easements and other matters shown in Plat Book 21, Page 25 and Plat Book 5210, Page 360.

10. Rutledge Hill Development Plan of record in Book 7084, Page 983 in said Register's Office.

11. Facade Guidelines of record in Book 7631, Page 606 in said Register's Office.

12. Ordinance No. 097-755 recorded in Book 10512, Page 464, Ordinance No. 097-754 recorded in Book 10512, Page 477, Ordinance No. BL2013-377 recorded in Instrument No. 20130903-0092714 & Ordinance No. BL 2005-875 recorded in Instrument No. 20130903-0092716.

This is improved property known as 65 Lindsley Ave #313, Nashville, TN 37210

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/or 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/or 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 our/my hand on the ~~20th~~ 2nd day of ~~April~~ May, 2022.

Michael Gomez

Amy C. Gomez by Michael Gomez attorney in fact

Amy C. Gomez by Michael Gomez, attorney-in-fact

Devarshi Vimal Ganatra

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Michael Gomez and Devarshi Vimal Ganatra and Personally appeared before me, the undersigned, a Notary Public in and for said county and state Devarshi Vimal Ganatra and Personally appeared before me, the undersigned, a Notary Public in and for said county and state , with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this ~~20th~~ 2 day of ~~April~~ May 2022.

Notary Public
My Commission expires: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael Gomez, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amy C. Gomez, as her Attorney In Fact and who acknowledged the execution of the same to be the free act and deed of Amy C. Gomez under said Power of Attorney.

Witness my hand and official seal this ~~20th~~ 2nd day of ~~April~~ May 2022.

Notary Public
My Commission expires: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON