WARRANTY DEED

Karen Johnson Davidson County
Batch# 998994 DEEDWARR
05/03/2023 10 11 48 AM 2 pgs
Fees $13 00 Taxes $3,330 00

20230503-0032762

Y-KW-23-3826-202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Michael Belsante and Susan Belsante	**New Owners**	
(NAME)	(NAME)	**117-14-0B-202 00-CO**
3826 Bedford Avenue #202		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **SOMER J. MISHU, A MARRIED MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL BELSANTE AND SUSAN BELSANTE, 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 Unit No 202 and the appurtenant interest in the common elements of Bedford Commons II Condominiums, a Horizontal property regime Established by Master Deed of record in Instrument No 20061027-0133507, amended in Instrument No 20120802-0068735 and Instrument No 20150422-0035978, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Schedule 5-Third Floor Plan to the aforementioned Master Deed and being located upon Lot No 2 of the Plan of Bedford Avenue Subdivision Phase 2 of record in Instrument No 20050929-0116962, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Somer J Mishu by Warranty Deed from Bedford Commons II General Partnership, a Tennessee general partnership of record in Instrument No 20080429-0043545 Register's Office for Davidson County, Tennessee, dated April 03, 2008 and recorded on April 29, 2008

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 974, Pages 64 and 65, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Instrument No 20050929-0116962, Register's Office of Davidson County, Tennessee
- Master Deed establishing a Horizontal Property Regime of Bedford Commons II Condominiums of record in Instrument Number 20061027-0133507, Instrument No 20120802-0068735 and Instrument No 20150422-0035978, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and Easements for Bedford Commons, of record in Instrument No 20050406-0038094, Instrument No 20050609-0066029, Instrument No 20050621-0070753 and Instrument No 20060831-0107993, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 1181, Page 149, Register's Office for Davidson County, Tennessee
- Charter for Bedford Commons Association, Inc of record in Instrument No 20050411-0039751 and Instrument No 20061101-0135853, in the Register's Office for Davidson County, Tennessee
- Notice of Completion of record in Instrument Number 20081126-0115693, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3914, Page 85, Book 3920, Page 863 and Instrument No 20060309-0027620, in the Register's Office for Davidson County, Tennessee
- Stormwater Water Quality Agreement of record in Instrument No 20060309-0027609, Instrument No 20050711-0079574, in the Register's Office for Davidson County, Tennessee

- Permanent Cross Access/Joint Use Driveway Easement of record in Instrument No 20050812-0095774 and Instrument No 20050812-0095775, in the Register's Office for Davidson County, Tennessee
- Joint Access Agreement with Neighboring Property of record in Instrument No 20050812-0095776, in the Register's Office for Davidson County, Tennessee
- Stormwater Water Detention Agreement of record in Instrument No 20040928-0116720, in the Register's Office for Davidson County, Tennessee
- Articles of Organization of record in Instrument No 20050712-0080847, 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: **3826 Bedford Avenue #202, Nashville, Tennessee 37215**.

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 1st DAY OF MAY, 2023

Somer J Mishu

Miho Mishu

Miho Mishu, spouse of Somer J Mishu, hereby joins in this conveyance and does transfer and convey any and all marital interest Miho Mishu may have in and to the above-described tract or parcel of land

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SOMER J MISHU, 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 1st of May, 2023.

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIHO MISHU, 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/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 1st of May, 2023.

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206