WARRANTY DEED

Karen Johnson Davidson County
Batch# 1037247 **DEEDWARR**
08/11/2023 10 20 47 AM 2 pgs
Fees $13 00 Taxes $3,515 00

20230811-0062368

Y-C-23-3104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

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)
Mushtaq Ali and Shahenaz Ali	**New Owner**	
(NAME)	(NAME)	
125 Fieldcrest Circle		**104-02-0-159.00**
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **VITO QUARANTA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSHTAQ ALI AND SHAHENAZ ALI, 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 described as follows

Being the Easterly 70 feet front and 96 4 feet rear on Lot No 25 on the Revised Plan of West End Park, as of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee

Beginning on the northerly margin of Bellwood Avenue at the corner of Lots Nos 25 and 26 on said Plan; thence with the line between said lots, northwardly 1551 1 feet to the southerly margin of an alley, thence with same southwestwardly 96 4 feet to the northeast corner of that part of Lot No 25 conveyed to Edna Gross Lightman by deed from R Fly and wife, of record in Book 739, Page 624, Register's Office for Davidson County, Tennessee; thence with said Lightman's eastern boundary line, southeastwardly 135 feet, more or less, to the Northerly margin of said Avenue, thence with same, eastwardly 70 feet to the beginning

Being the same property conveyed to Vito Quaranta by Warranty deed from The Westchester Company, LLC of record in Instrument No 20070612-0070195 Register's Office for Davidson County, Tennessee, dated June 01, 2007 and recorded on June 12, 2007

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 421, Pages 82 and 83, 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 **3104 Belwood St, Nashville, Tennessee 37203**

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 8th DAY OF AUGUST, 2023

Vito Quaranta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the ~~undersigned~~, a Notary Public in and for said County and State, VITO QUARANTA, 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 8th of August, 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
2012 21st Avenue South
Nashville, TN 37212