THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6674-WE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September 2023 Notary Public MY COMMISSION EXPIRES: 1/8/2024 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC COUNTY OF DAVIDSON

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Gordon, Trustee	New Owner	MAP 105-06-0R
670 Hamilton Avenue, Unit 37		PARCEL 037.00 CO
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alishan Nanji, and unmarried man and Wilson Laine,a n unmarried man and Ritzon Fernandez, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David R. Gordon, Trustee of the David R. Gordon Living Trust u/a/d July 15, 2021**

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. 37, on the plan of Fusion, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of Fusion, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200313-0028238, and amended as Instrument Nos. 202107120093422, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ALISHAN NANJ, AN UNMARRIED MAN AND RITZON FERNANDEZ, A MARRIED MAN AND WILSON LAINE, AN UNMARRIED MAN, ALL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20230713-0053631, dated July 10, 2023, said Register's Office.

The property was never the primary residence of the Grantors.

Karen Johnson Davidson County
Batch# 1056420 **DEEDWARR**
10/03/2023 09:48:33 AM 2 pgs
Fees: $13.00 Taxes: $2,886.00

20231003-0077567

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **670 Hamilton Avenue, Unit 37, Nashville, TN 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 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 hand this the 29th day of September, 2023.

Alishan Nanji by Hillary T. M. Smith as attorney in fact
Alishan Nanji
By: Hillary T. M. Smith, Attorney in Fact

Wilson Laine by Hillary T. M. Smith as attorney in fact
Wilson Laine
BY: Hillary T. M Smith, Attorney in Fact

Ritzon Fernandez by Hillary T.M. Smith as attorney in fact
Ritzon Fernandez
BY: Hillary T.M. Smith, 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 **Hillary T. M. Smith** with whom I am personally acquainted (or proved ot me on the basis of satisfactory eveidence) and who acknowledged that she executed the within instrument oh behalf of **Alishan Nanji** as his Attorney in Fact, as the free act and deed of the within nemed **Alishan Nanji.**

Witness my hand and official seal this the 29th day of September, 2023.

My Commission expires 1/8/2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

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 **Hillary T. M. Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Wilson Laine**, as his Attorney-in-Fact, as the free act and deed of the within named **Wilson Laine**.

Witness my hand and official seal this the 29th day of September, 2023.

My Commission expires 1/8/2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

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 **Hillary T.M. Smith**, with whom I am personally acwquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Ritzon Fernandez**, as his Attorney in Fact, as the fre act and deed of the within named **Ritzon Fernandez**.

Witness my hand and official seal this the 29th day of September, 2023

My Commission expires: 1/8/2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public