WARRANTY DEED

Karen Johnson
Batch # 1164374
07/30/2024 03:28:16 PM
Fees: $13.00 Taxes: $7,585.00

Davidson County
DEEDWARR
2 pgs

20240730-0057737

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF [illegible] 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen P. Jaser and Sarah S. Jaser	First Community Mortgage	
(NAME)	(NAME)	
4502B Belmont Park Terrace	262 Robert Rose Drive	131 07 4G 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Murfreesboro, TN 37129	
(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, **4502 BELMONT PARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN P. JASER AND SARAH S. JASER, HUSBAND AND WIFE,** 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 B of HOMES AT 4502 BELMONT PARK TERRACE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 4502 BELMONT PARK TERRACE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220517-0056567, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 4502 BELMONT PARK TERRACE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220517-0056567, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to 4502 Belmont Park, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Bryan W. Metcalf, An Unmarried Man, of record in Instrument No. 20211220-0167544, in the Register's Office of Davidson County, Tennessee, dated December 17, 2021 and recorded on December 20, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-24-4502B

MO2024-844

unimproved
This is improved x property, known as 4502B Belmont Park Terrace, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26 day of _____, 2024

4502 BELMONT PARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

AVIGAL SOREQ, MEMBER

BY: _____

ITAY CHERKESKY, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Avigal Soreq and Itay Cherkesky with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the members of 4502 Belmont Park, LLC the within named bargainor, a limited liability company and that they are the Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as the Members.

Witness my hand and official seal this 26 day of _____, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public