Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $410,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/31/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Karen Johnson
Batch # 1400386
04/02/2026 09:26:30 AM
Fees: $13.00 Taxes: $1,517.00

Davidson County
DEEDWARR
2 pgs

20260402-0026349

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 3060-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Tiffany L. Martindale and John B. Martindale	NEW OWNER	142-07-0F-087.00-CO
7252 Highway 70 South, #1506		
Nashville, TN 37221		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Malik Hamdulla, an unmarried person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tiffany L. Martindale, and John B. Martindale, Wife and Husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Situated in Davidson County, Tennessee, Being Lot 87, Unit 1506, of Bellevue Commons Townhomes, A Planned Unit Development Established Pursuant to the Provision of the Tennessee Horizontal Property Act as the Same is set out in Section 66-27-101, Et Seq, of the Tennessee Code Annotated, Under the Master Deed Establishing Bellevue Commons Townhomes of Record in Instrument Number 20000720-0071772, Re-Recorded as Instrument No 20000828- 0084760, and any and all Amendments thereto, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Malik Hamdulla, a married man by Warranty Deed from Catamount Properties 2018, LLC, A Delaware Limited Liability Company of record in Instrument No. 20221214-0129606 Register's Office for Davidson County, Tennessee, dated December 13, 2022 and recorded on December 14, 2022.

MALIK HAMDULLA WAS ERRONEOUSLY VESTED AS A MARRIED MAN. HE HAS NEVER BEEN MARRIED.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Witness my hand on March 31, 2026}.

Malik Hamdulla

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Malik Hamdulla, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 31, 2026.

Notary Public

My Commission Expires: _____

File #: 3060-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

