This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-9402-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2026.

Notary Public
My Commission Expires: _____

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Karen Johnson Davidson County
Batch # 1442595 DEEDWARR
07/06/2026 02:18:12 PM 2 pgs
Fees: $13.00 Taxes: $3,792.50
20260706-0060651

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffrey Bellin Catherine A. Bellin 2507 Sunset Place Nashville, TN 37212	Northpointe Bank 3333 Deposit Drive NE Grand Rapids, MI 49546	104-15-0-117

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Antonio Belsito, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Jeffrey Bellin and Catherine A. Bellin, a married couple** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly one-half of Lot No. 26 on the map of Sunset Park, as recorded at page 132 of Book 332 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made.

Said part of Lot No. 26 fronting fifty feet on the southerly side of Sunset Place (formerly Turner Avenue) and running back between parallel lines 160 1/2 feet to a dead line.

Being the same property conveyed to Antonio Belsito by Quitclaim Deed from Janet Winston Belsito, aka Janet Winston Bethurum Belsito, dated March 15, 2006, recorded March 22, 2006, of record in Instrument No. 20060322-0032959, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Antonio Belsito and wife, Janet Winston Belsito, by deed from Dorothy Payne, an unmarried individual, and David Lee Bean, Sr., also an unmarried individual, of record in Instrument No. 200003210028694, said Register's Office.

Laura Dawkins Belsito joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **2507 Sunset Place, Nashville, TN 37212**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2026.

GRANTOR:

Antonio Belsito

Laura Dawkins Belsito

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Antonio Belsito and Laura Dawkins Belsito, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of June, 2026.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY