This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018070008

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-18-0353 |

Karen Y Johnson Davidson County
Batch# 137340 **DEEDWARR**
09/05/2018 03:01:11 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180905-0087990

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $335,000.00

Sworn to and subscribed before me this 29th day of August, 2018.

Melissa Jansen
Affiant

Stephanie Dome
Notary Public

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Ellen J. Junglen et al. 3531 Old Clarksville Pike Joelton, TN 37080	New Owner 4710 Edna Lane Boulder, CO 80301	022-00-0-067.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jonathan T. Ulyatt, a married man** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ellen J. Junglen and Fernando Romero Cordobes, wife and husband** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the center of the Clarksville Pike being the northeast corner of M. Reding's 10 acre tract and being the southwest corner of the land herein conveyed; thence South 11-1/2° West 198 feet to a stake in M. Reding's line; thence South 2° West 175 feet to a stake in M. Reding's line; being the southwest corner of the land herein conveyed; thence South 75° East 96 feet to a stake; thence North 13° East 370 feet to the center of Clarksville Pike; thence with the center of said Clarksville Pike, North 75° West 138 feet to the point of beginning.

Being the same property conveyed to Jonathan T. Ulyatt, a married man by Warranty Deed from Guy E. Bates, Jr., unmarried of record in Instrument No. 20170908-0092555 Register's Office for Davidson County, Tennessee, dated 09/05/2017 and recorded on 09/08/2017.

The subject property is not now nor ever has been the principal residence of the grantor.

This is improved property known as **3531 Old Clarksville Pike, Joelton, TN 37080.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 29 day of August. 2018.

Jonathan T. Ulyatt

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Jonathan T. Ulyatt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2018.

Notary Public

GENERAL NOTARY-State of Nebraska
KAYLEA PALLISTER
My Comm. Exp. April 17, 2022