Karen Johnson Davidson County
Batch# 487640 DEEDWARR
10/01/2020 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20201001-0113478

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Frank Pulliza and Amber Renee Pulliza 320 Tartan Court Hendersonville TN 37075	Frank Pulliza and Amber Renee Pulliza same	083-09-0-466.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jerry N. Smith, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Frank Pulliza and Amber Renee Pulliza, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Easterly 55 feet of Lots. Nos. 6 and 7 on the Plat of Lindsley Park Addition of record in Plat Book 547, Page 76.

Said parts of Lots 6 and 7 fronts 55 feet on the Southerly side of Woodland Street and run back between parallel lines, 100 feet more or less, to the Northerly line of Lot No. 8, on said Plan.

Being the same property conveyed to Jerry N. Smith, a single person by Warranty deed from Allen G. Walden and wife, Eva Marie Walden of record in Book 4943, page 622, Register's Office for Davidson County, Tennessee, dated August 14, 1975 and recorded on August 20, 1975. (Value or consideration shown in aforementioned deed $9,000.00.)

Being also known as 1510 Woodland Street Nashville, Tennessee 37206.

This property was never the marital residence of the within-named grantor.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of October, 2020.

(SEAL)
Jerry N. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2020, before me personally appeared Jerry N. Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of October, 2020.

Taylor Anderson
Notary Signature
My commission expires:



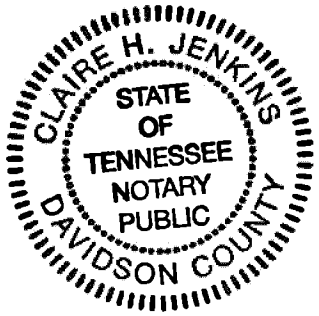
AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Anderson
(Affiant)

Sworn to and subscribed before me this
1st day of October, 2020.



Claire H Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2020-300

True Copy Certification

I, Matthew Anderson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Taylor Anderson **Notary's Signature**

My Commission Expires: July 3rd, 2023

