Karen Johnson Davidson County
Batch# 632233 DEEDWARR
05/10/2021 01:24:03 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20210510-0062549

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11077-RR

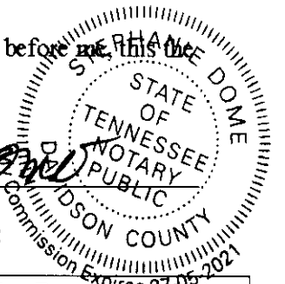
STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of May, 2021.

Notary Public
My Commission Expires:



Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vito Miulli and Kylie Miulli 424 Marlowe Court Nolensville, TN 37135	New Owner	186-04-0A-481.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Clifton Thompson Jones and Casey Cossitt Jones, Trustees of The Clifton and Casey Jones Living Trust dated May 13, 2019**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Vito Amatore Miulli and Kylie Miulli, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 481 on the Plan of Final Plat, Burkitt Place, Phase 2I, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20130215-0015586, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clifton Jones and Casey Jones, husband and wife by Warranty deed from Celebration Homes, LLC of record in Instrument No. 20140407-0028817 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on April 07, 2014.

Being the same property conveyed to Clifton Thompson Jones and Casey Cossitt Jones, Trustees under The Clifton and Casey Jones Living Trust dated May 13, 2019 by Quitclaim deed from Clifton Jones and wife, Casey Jones of record in Instrument No. 20190522-0048338 Register's Office for Davidson County, Tennessee, dated May 13, 2018 and recorded on May 22, 2018.

This is improved property located at: **424 Marlowe Court, Nolensville, TN 37135**

This conveyance is made subject to 1) Property taxes for the year 2021 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 their 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-11077-RR

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. 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 6th day of May, 2021

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GRANTOR:

The Clifton and Casey Jones Living Trust dated May 13, 2019

By: _____
Clifton Thompson Jones, Trustee

By: _____
Casey Cossitt Jones, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson JM

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Clifton Thompson Jones, Trustee and Casey Cossitt Jones, Trustee 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 he/she/they is the Trustee of Clifton Thompson Jones and Casey Cossitt Jones, Trustees of The Clifton and Casey Jones Living Trust dated May 13, 2019, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of May, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1-6-2024