Karen Johnson Davidson County
Batch# 671074 DEEDWARR
07/06/2021 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20210706-0090593

FF 36343

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $625,000.00.

MS
Affiant

Subscribed and sworn before me this the 24th day of June, 2021.

Notary Public
My commission expires: 10-2-2023

STACY L THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Laura Smith 1712 7th Ave N., Unit A Nashville, TN 37208	Synovus Bank 900 Shades Creek Pkwy MS101 Birmingham, AL 35209	081-08-4I 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JASON PAUL GULLO, TRUSTEE OF THE JASON PAUL GULLO LIVING TRUST DATED MARCH 1, 2016, AND ANY AMENDMENTS THERETO, AND SARA KATHRYN DORSEY, TRUSTEE OF THE SARA KATHRYN DORSEY LIVING TRUST DATED MARCH 1, 2016, AND ANY AMENDMENTS THERETO, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LAURA I. SMITH, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Shell House Towhnomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20140523-0044941, as amended in Instrument No. 20150514-0044469, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Pan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Sarah Kathryn Dorsey, an unmarried woman and Jason Gullo, an unmarried man, by deed dated June 19, 2015 from Mason Herron and Philip Kendrick, as tenants in common, of record in Instrument No. 20150623-0060173, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 14, 2018 of record in Instrument 20180515-0046243, Register's Office for Davidson County, Tennessee, Sarah Kathry Dorsey AKA Sara Kathryn Dorsey, an unmarried woman, and Jason Gullo, an unmarried man, conveyed a 1/2 undivided interest in subject property to Jason Paul Gullo, Trustee, or his successors in interest, of the Jason Paul Gullo Living Trust dated March 1, 2016, an any amendments thereto and a 1/2 undivided interest in subject property to Sara Kathryn Dorsey, Trustee or her successors in interest of the Sara Kathryn Dorsey Living Trust dated march 1, 2016, and any amendments thereto.

Also being the same property conveyed to Sarah Kathryn Dorsey, an unmarried woman and Jason Gullo, an unmarried man, by deed dated 06/19/2015, from Mason Herron and Phillip Kendrick, as tenants in common, of record in Instrument No. 20150623-0060173, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1712 7th Ave N., Unit A, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24th day of June, 2021.

Trustee

Jason Paul Gullo, Trustee

Sara Kathryn Dorsey, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jason Paul Gullo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon His oath acknowledged himself to be the TRUSTEE of the within named bargainor, THE JASON PAUL GULLO LIVING TRUST DATED MARCH 1, 2016, and that he, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Jason Paul Gullo as such TRUSTEE.

Witness my hand and official seal this the 24th day of June, 2021.

My commission expires: 9.6.22

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sara Kathryn Dorsey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, THE SARA KATHRYN DORSEY LIVING TRUST DATED MARCH 1, 2016, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of THE SARA KATHRYN DORSEY LIVING TRUST DATED MARCH 1, 2016, by the said Sara Kathryn Dorsey as such TRUSTEE.

Witness my hand and official seal this the 24th day of June, 2021.

My commission expires: 9.6.22

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on July 2, 2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public

My commission expires October 2, 2023

