THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937701** Karen Johnson Davidson County Batch# 743264 DEEDWARR 10/25/2021 02:44:58 PM 2 pgs Fees: $13.00 Taxes: $6,012.50 20211025-0143355	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,625,000.00. Affiant Subscribed and sworn to before me, this 22nd day of October, 2021. KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 DICKSON COUNTY Notary Public My Commission Expires: 2/26/25

WARRANTY DEED

Address New Owner: Vouvalides Family Living Trust 5451 Granny White Pike Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159 02 0 083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Casey Sulak and Lindsay Hunt Sulak, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander A. Vouvalides and Danielle T. Vouvalides, Co-Trustees of the Vouvalides Family Living Trust dated January 4, 2018**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Miller Subdivision as of record in Instrument No. 20040226-0021810, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Casey Sulak and Lindsay Hunt Sulak, by Warranty Deed from Bruce A. Beck and M. Joy Beck, husband and wife, of record in Instrument No. 20210518-0066705, in the Register's Office of Davidson County, Tennessee, dated May 17, 2021 and recorded on May 18, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Miller Subdivision, as recorded in Plat Instrument No. 20040226-0021810 .

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7825, Page 40.

This is improved property located at 5451 Granny White Pike Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GPMR-21-5451

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of October, 2021.

Casey Sulak

Lindsay Hunt Sulak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Casey Sulak and Lindsay Hunt Sulak, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2021.

Notary Public

My Commission Expires: _____

