This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 810491 DEEDWARR
02/24/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220224-0020820

State of TN }
County of Williamson }

The actual consideration or value, whichever is greater for this transfer is: $375,000

Affiant Signature

Subscribed and sworn to before me on this the 10th day of Feb. 2022

Notary Public

My Commission expires 11/05/2024

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Jordan Puleo & Annalisa Puleo
427 Shannon Way
Windsor, CA 95492
SEND TAX BILLS TO:
Jordan Puleo & Annalisa Puleo
NEW OWNERS

MAP AND PARCEL NUMBER: Tax ID #: 05909001900

WARRANTY DEED

22NT00115

Effective the 10th Day of Feb, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jai Sawlani and Arlene Ferrer Sawlani

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jordan Joseph Puleo and wife, Annalisa Dale Puleo

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Haynes Estates, Section 1, of record in Book 3700, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to Jai Sawlani, an unmarried man by Warranty Deed from Marcella McClain, Executrix of The Estate of Ernest L McClain, Wilson County Probate docket Number 2016PK352, and Marcella McClain, unmarried dated 03/30/2017 recorded 04/05/2017 in Book NA, Page NA, as Document Number 20170405-0033206, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to matters shown on the Plan of Record in Book 3700, page 127; Restrictions of Record in book 4142, page 406 and any and all other easements, restrictions and conditions which may affect said property of record in Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3037 Kings Ln, Nashville, TN 37218-1746

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 10th day of Feb., 2022.

Jai Sawlani

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Jai Sawlani,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 10 day of Feb, 2022.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Arlene Ferrer Sawlani

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Arlene Ferrer Sawlani,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 10 day of Feb, 2022.

Notary Public

My commission expires: 3/3/2025

Arlene Ferrer Sawlani joins in this deed for purposes of conveying martial interest

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-10, 2022.

Affiant
Date: February 14, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14 day of February 2022.

Notary Public

My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY