Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-EXP-22-2116

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

Karen Johnson Davidson County
Batch# 865306 DEEDWARR
05/31/2022 02:53:50 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20220531-0062773

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $370,000.00.

Affiant

Subscribed and sworn before me this the 20th day of May, 2022.

Notary Public
My commission expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joseph Pugliese	new owner	147-06-0 047.00
246 Blackman Road	1611 Valle Verde Dr	
Nashville, TN 37211	Brentwood, TN 37027	

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, JENNY CRUISE, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSEPH PUGLIESE, UNMARRIED MAN, 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 Lot No. 57 on the Plan of Caldwell Hall, Section 1, Revised, of record in Plat Book 2900, pages 57, 58, 59, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jenny Cruise, unmarried, by deed dated 10/16/2011, from Alice M. Jacobson, trustee of the Alice M. Jacobson Trust dated March 29, 2000, of record in Instrument No. 20111024-0082638, Register's Office for said County.

This property was never a marital residence of Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 246 Blackman Road, Nashville, TN 37211.

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.

JC

Witness my hand this the 20th day of May, 2022.

Jenny Cruise

Jenny Cruise

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jenny Cruise, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY