Karen Johnson Davidson County
Batch# 882615 DEEDWARR
06/30/2022 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $973.10
20220630-0076261

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Hallie Trauger & Edward Vogel
3587 Gondola Drive
Nashville, TN 37013

SEND TAX BILL TO:

New Owner

MAP/PARCEL 136-15-0-087.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christina Kelley Gilbert and husband Brandon Pulici, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Hallie Trauger, an unmarried woman and Edward Vogel, an unmarried man, with rights of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72-B on the Plan of Zone Lot Division Lots 69 Thru 72 Chelsea of Priest Lake, Section One-A of record in Plat Book 6250, Page 88 amending Plat Book 5200, Page 696, 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 Christina Kelley Gilbert, a single woman by Warranty deed from Thomas Kent Thady and wife, Monica A. O'Malley of record in Instrument No. 20170710-0069191 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 10, 2017. Christina Pulici is now married, and the subject property is their marital residence. Brandon Pulici is joining in to convey his marital interest in the subject property. Christina Kelley Gilbert and Christina Pulici are one and the same.

This is improved property known as: **3587 Gondola Drive, Nashville, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 29th day of June 2022.

WITNESS MY HAND on this the 29th day of June, 2022.

Christina Pulici

Christina Pulici

Brandon Pulici

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Christina Pulici and Brandon Pulici** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of June 2022.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC BEVERLY J. HEATHERLY WILSON COUNTY

My Commission Expires: 04-09-23

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $263,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of June 2022.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC BEVERLY J. HEATHERLY WILSON COUNTY

My Commission Expires: 04-09-23

File No: 220274

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the 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 June 30, 2022

Affiant Signature

Date: 6-30-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30 day of June, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024