THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220942492

Karen Johnson Davidson County
Batch# 920448 **DEEDWARR**
09/22/2022 11:12:17 AM 4 pgs
Fees: $23.00 Taxes: $6,567.50

20220922-0105403

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,775,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of September, 2022.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clay Carlock, Jr. 531 Vann Dr. Jackson, TN 38305	New Owner	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, **Alexander A. Vouvalides and Danielle T. Vouvalides, Co-Trustees of the Vouvalides Family Living Trust dated January 04, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clay Carlock, Jr.**, ("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 Plat 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 Alexander A. Vouvalides and Danielle T. Vouvalides, Co-Trustees of the Vouvalides Family Living Trust dated January 04, 2018, by Warranty Deed from Casey Sulak and Lindsay Hunt Sulak, husband and wife of record in Instrument No. 20211025-0143355, in the Register's Office of Davidson County, Tennessee, dated October 22, 2021 and recorded on October 25, 2021.

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.

Being the same property conveyed to Bruce A. Beck and M. Joy Beck, Husband and Wife, by Warranty Deed from Richard R. Dodd and Wife, Dana S. Dodd of record in Instrument No. 20070718-0085413, in the Register's Office of Davidson County, Tennessee, dated July 16, 2007 and recorded on July 18, 2007.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

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.

Easement for the flow of the waters of Unkown, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unkown, free from diminution or pollution.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19TH day of September, 2022.

The Vouvalides Family Living Trust dated January 04, 2018

By: _____ CO-TRUSTEE
Alexander A. Vouvalides, Co-Trustee

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexander A. Vouvalides, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Co-Trustee of the Vouvalides Family Living Trust, dated January 4, 2018 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this _____ day of September, 2022.

See attached

_____
Notary Public

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On Sept. 19, 2022 (Date) before me, Mona Afshar, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Alexander A. Vouvalides (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MONA AFSHAR
Notary Public - California
Los Angeles County
Commission # 2400768
My Comm. Expires May 10, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: Sept. 19, 2022 Number of Pages: Three
Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: Alexander A. Vouvalides	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☒ Other: Co-Trustee	☐ Other:
Signer is Representing: The Vouvalides Family Living Trust dated 01/04/2018	Signer is Representing:

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The Vouvalides Family Living Trust dated January 04, 2018

By: _____
Danielle T. Vouvalides, Co-Trustee

STATE OF California
COUNTY OF los angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danielle T. Vouvalides, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a Co-Trustee of the Vouvalides Family Living Trust, dated January 4, 2018 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 19th day of September, 2022.

SHOBANABEVI KANNAN
COMM. # 2339386
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
MY COMM. EXP. DEC. 06, 2024

_____
Notary Public