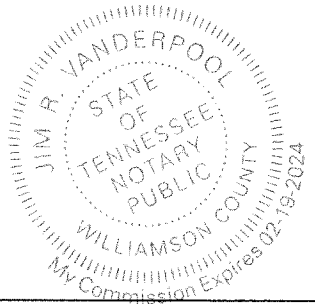
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $671,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 2/19/24

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Brent Jarreau | Provident Funding | 155-03-0D-049-00 |
| (NAME) | (NAME) | |
| 6700 Cold Stream Drive | 7 Parkway Center # 220 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Pittsburg, PA 15220 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Travis J Tellitocci and Bobbi Sue Tellitocci, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Brent Jarreau and Lynda Jarreau, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section 1, Allens Green of record in Plat Book 7900, Page 632, 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 Travis J. Tellitocci and Bobbi Sue Tellitocci, husband and wife by Warranty Deed from Lance Greenwalt and wife, Suzanne Greenwalt, of record in Instrument No. 20170119-0006184, in the Register's Office of Davidson County, Tennessee dated January 17, 2017, and recorded on January 19, 2017.

Bobbi Sue Tellitocci executes this instrument on behalf of Travis J. Tellitocci, pursuant to a Power of Attorney of record in Instrument No. 202305250039480, Register's Office, Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 6700 Cold Stream Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1007512 DEEDWARR
05/25/2023 11:16:30 AM 2 pgs
Fees: $13.00 Taxes: $2,482.70
20230525-0039481

File No.: 2008893
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 24th day of May, 2023.

Travis J. Tellitocci, by Bobbi Sue Tellitocci, Attorney in Fact

Travis J. Tellitocci
by: Bobbi Sue Tellitocci, Attorney-in-Fact

Bobbi Sue Tellitocci

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Bobbi Sue Tellitocci, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. 202305250039480, Register's Office for Davidson County, Tennessee, the Attorney-in-Fact for Travis J. Tellitocci (herein called 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 as the free act and deed of the Maker on this 24th day of May, 2023.

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

Notary Public:
My Commission Expires: _____

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 115**
**Hendersonville, TN 37075**

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or 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 May 24, 2023.

Lisa Allard, Affiant — May 24, 2023

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Dec 19, 2024

**State of Tennessee** **County of Williamson**
Sworn to and subscribed before me this May 24, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024