Karen Johnson Davidson County
Batch# 1097769 DEEDWARR
02/05/2024 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20240205-0007865

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-23-2911

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Bryan Vicente Valeriano
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of January, 2024

Notary Public

Commission Expires: 9/21/2024

WILLIAM BURTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2024
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Annrachelle Obispado Valeriano and Bryan Vicente Valeriano 2613 Pleasant Green Road Nashville, TN 37214	New Owner	062-15-0-041-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Laura P. Hunter, Sandra Jankowski and Bonnye Schwerdt, heirs at law of Virginia Sue Papuchis

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryan Vicente Valeriano and Annrachelle Obispado Valeriano, Trustees of the Bryann Trust, dated January 31, 2024

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain tract of land lying and being in Davidson County, Tennessee and being more fully described as follows:

Being Lot No. 93 on the Plan of Section Two Sutherland Heights, of record in Book 2663, page 58, Register's Office for said County.

Said Lot No. 93 fronts 91.46 feet on the northwesterly side of Pleasant Green Road and runs back 240.3 feet on the northeasterly line and 520.7 feet on the southwesterly line, to a dead line in the rear of which it measures 318 feet.

Being the same property conveyed to Jason A. Papuchis and wife, Sue Smartt Papuchis by Warranty Deed from Western Hills Development Company of record in Book 2812, page 579, Register's Office for Davidson County, Tennessee, dated October 24, 1958 and recorded on November 10, 1958. (Value or consideration shown in aforementioned deed $0.00.) The said Jason A. Papuchis became deceased on or about April 10, 2021, thereby vesting Sue Smartt Papuchis aka Virginia Sue Papuchis as the surviving tenant by the entirety. The said Sue Smartt Papuchis, aka Virginia Sue Papuchis, became deceased on or about June 25, 2022. Reference is made to her Last, Will and Testament admitted to probate for the limited purpose of muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 22p=1336, where she devised the subject property to Thomas Anthony Papuchis, Laura Hunter, Sandra Jankowski and Bonnye Schwerdt, of record in Instrument No. 20221003-0108475, in said Register's Office. The said Thomas Anthony Papuchis predeceased Sue Smartt Papuchis, aka Virginia Sue Papuchis, on or about January 31, 2004. Reference is made to the affidavit of heirship for Thomas Anthony Papuchis stating he left no issue, of record in Instrument No. 20240130-0006419 in said Register's Office. Reference is further made to the Amended Order to Admit Will for the Sole Purpose of Establishing Muniment of Title to Real Property, vesting the said property to Laura Hunter, Sandra Jankowski, and Bonnye Schwerdt of record in Instrument No. 20221017-0113089, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2613 Pleasant Green Road, Nashville, TN 37214

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 we so covenant with the 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, 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 GRANTEES, their 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.

Dated this the ____ day of January, 2024.

Laura P. Hunter 1-31-24
Laura P. Hunter

Sandra Jankowski 1-31-24
Sandra Jankowski

Bonnye Schwerdt
Bonnye Schwerdt

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of January, 2024, before me personally appeared ~~Laura P Hunter, Sandra Jankowski,~~ Bonnye Schwerdt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of January, 2024.

Notary Signature
My commission expires:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 9/27/2026

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of January, 2024, before me personally appeared Laura P Hunter, Sandra Jankowski, ~~Bonnye Schwerdt~~, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of January, 2024.

Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

Tennessee Certificate of Authenticity

I, Rachel Brown, 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 January 31, 2024.

Rachel Brown
Affiant Signature

1-31-24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31st day of January, 2024.

Kellie H. Moss
Notary's Signature
My Commission Expires: June 23, 2025

Notary's Seal

