}

Karen Johnson Davidson County
Batch# 1107839 DEEDQC
03/06/2024 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240306-0015697

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns, Esq.
SPENCER FANE BONE MCALLESTER
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The JAELI Tennessee Tenancy by the Entirety Trust 5 Agincourt Way Brentwood, TN 37027	Same	159-00-0-255.00

KNOW ALL MEN BY THESE PRESENTS that **ALESSANDRO RUSTIONI and JENNIFER RUSTIONI,** husband and wife ("Grantors"), do hereby transfer and convey unto the Trustees of **THE JAELI TENNESSEE TENANCY BY THE ENTIRETY TRUST u/t/a dated MAY 3, 2022,** created pursuant to Tennessee Code Annotated Section 35-15-50 and such Section shall apply to the property being transferred hereinafter "Grantee", its successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Final Plat of Agincourt Subdivision, Revision One of record in Instrument No. 20070315-0031515 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 Alessandro Rustioni and Jennifer Rustioni, husband and wife, by Warranty Deed from Martin L. Steinberg and Leslie A. Steinberg, husband and wife, of record in Instrument 20200812-00900127, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as: 5 Agincourt Way, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 22 day of February, 2024.

GRANTORS:

ALESSANDRO RUSTIONI

JENNIFER RUSTIONI

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared ALESSANDRO RUSTIONI and JENNIFER RUSTIONI, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of February, 2024.

Stephanie O'Neal
Notary Public

My Commission Expires: 1-6-2025

STEPHANIE O'NEAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 February 22, 2024 (date of ~~document~~).

Affiant Signature

3-5-24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of March, 2024.

Notary's Signature

My Commission Expires: 11-21-2026

