Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

(N)

WARRANTY DEED

Karen Johnson
Batch # 1154421
07/08/2024 10:35:47 AM
Fees: $13.00 Taxes: $1,933.25

Davidson County
DEEDWARR
2 pgs

20240708-0050775

File No. EM-24-6882

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-17-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James MacLean Carpenter, IV	First Bank	
(NAME)	(NAME)	
542 Green Lane	722 Columbia Ave.	049-15-0F-002-00-CO
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Henry Jordan Sallusti III and Grace Ann Margaret Sallusti, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James MacLean Carpenter, IV, unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 Unit B, on the Plan of 540 Green Lane Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of 540 Green Lane Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20191024-0109138, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of 540 Green Lane Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20191024-0109138, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to Henry Jordan Sallusti III, a single man by Warranty Deed from 613Westboro, LLC of record in Instrument No. 20200629-0070244 Register's Office for Davidson County, Tennessee, dated June 24, 2020 and recorded on June 29, 2020.

*** Henry Jordan Sallusti III and Grace Ann Margaret Sallusti having since been married.**

This is property more commonly known as 542 Green Lane, Whites Creek, TN 37189.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 28th day of June, 2024.

Henry Jordan Sallusti III, by JH as attorney in fact
Henry Jordan Sallusti, III, By Joshua L Hunter,
Attorney – in- Fact

Grace Ann Margaret Sallusti by JH as attorney in fact
Grace Ann Margaret Sallusti, By Joshua L
Hunter, Attorney – in- Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joshua L Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Henry Jordan Sallusti, III and Grace Ann Margaret Sallusti, and that he/she is authorized by Henry Jordan Sallusti, III and Grace Ann Margaret Sallusti, to execute this instrument on his/her behalf.

Emily Manno
Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025