This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $530,000.00.

Affiant

Subscribed and sworn before me this the 1st day of October, 2024.

Notary Public
My commission expires: 2/1/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1188430 DEEDWARR
10/01/2024 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20241001-0076105

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Clinton Roy Taylor 160 Wheeler Ave Nashville, TN 37211	CrossCountry Mortgage 2460 Superior Ave. Cleveland, OH 44114	133-07-0 203.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON GULLO**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CLINTON ROY TAYLOR AND NANCY PERROTT TAYLOR, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Farley Heights, Second Addition of record in Plat Book 2330 Page 100, 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 Jason Gullo by deed dated 02/26/2024, from Rachel Elizabeth Barrett, an unmarried woman, of record in Instrument No. 20240307-0016017, Register's Office for Davidson County, Tennessee.

This property is not primary residence of Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED VED PROPERTY KNOWN AS 160 Wheeler Ave, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of October, 2024.

Jason Gullo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Gullo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2024.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Dana L Thomas, 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 this 1st day of October, 2024

Dated 10-1-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named DanaTha who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 1st day of October, 2024

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY