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 $515,000 00

Affiant

Subscribed and sworn before me this the 18th day of February, 2025

Notary Public
My commission expires 3.2028

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1238994
02/20/2025 02 23 45 PM
Fees $13 00 Taxes $1,905 50

Davidson County
DEEDWARR
2 pgs

20250220-0012489

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information:
Jennifer Tate	Cadence Bank	058-10-0B 005 00
3320 Brome Lane	2778 West Jackson St, Building C	
Nashville, TN 37218	2nd Floor,	
	Tupelo, MS 38801	

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, JOHN T ZULPO, JR AND PATRICIA ZULPO, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JENNIFER TATE, A SINGLE WOMAN, AND PATRICK HELMKE, A SINGLE MAN, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP, 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 6 on the Final Subdivision Plat of Phase One, Carrington Place, as of record in Instrument No. 20070320-0033562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Dennis F Zulpo, a single person, by deed dated 04/07/2009, from Celebration Homes, LLC, of record in Instrument No 20090413-0033210, Register's Office for said County

The said Dennis F Zulpo, died intestate on September 4, 2024 Affidavits of Heirship of record in Instrument No 20241104-0085555, Instrument No 20241104-0085556, Instrument No 20241104-0085557, and Instrument No 20241104-0085558, name John T Zulpo, Jr , and Patricia L Zulpo as the sole heirs of Dennis F Zulpo See also Probate Case No 24P2086, Circuit Court of Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 3320 Brome Lane, Nashville, TN 37218

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 11 day of February, 2025

Estate of Dennis F Zulpo

BY _____
John T Zulpo, Jr, Co-Administrator

BY Patricia L. Zulpo
Patricia L Zulpo, Co-Administrator

_____
John T Zulpo, Jr

Patricia L. Zulpo
Patricia L Zulpo

STATE OF Missouri
COUNTY OF St. Louis

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John T Zulpo, Jr and Patricia L Zulpo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Co-Administrators of the within named bargainor, a Estate of Dennis F Zulpo, and that they as such Co-Administrators executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Dennis F Zulpo by the said John T Zulpo, Jr and Patricia L Zulpo as such Co-Administrators

Witness my hand and official seal this 11 day of February, 2025

My commission expires

3-27-27

Michael N. Braun
Notary Public

MICHAEL N. BRAUN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Mar 27, 2027
Commission # 23288589

STATE OF Missouri
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John T Zulpo, Jr and Patricia Zulpo, 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 11 day of February, 2025

My commission expires

3-27-27

Michael N. Braun
Notary Public

MICHAEL N. BRAUN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Mar. 27, 2027
Commission # 23288589

JTZ by JW AF
PLZ by JW AF