Karen Johnson Davidson County
Batch# 1263229 DEEDWARR
04/22/2025 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250422-0030897

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $365,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of April, 2025. Notary Public My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brandon Michael Bell and Erin Lee Bell	New Owner(s)	108-12-0-121.00
1205 Reelfot Circle		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRANK VUKAS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON MICHAEL BELL AND ERIN LEE BELL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 79 on the Plan of Reelfoot, Section One of record in Plat Book 5200, Page 641, 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 Frank Vukas, single man by Warranty Deed from Jessica A. Lopez, a single woman of record in Instrument No. 20200317-0029338 Register's Office for Davidson County, Tennessee, dated March 12, 2020 and recorded on March 17, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3008 Reelfoot Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

FV WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th 22nd day of April, 2025.

Frank Vukas

Personally appeared before me, the undersigned, a Notary Public, the within named Frank Vukas, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16 th day of April, 2025.

Notary Public

My Commission Expires: N/A

Signed in the presence of
Gillian Rosemary Kirwan, LL.M
Notary Public, Sydney, Australia

.....

APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. Country	**Australia**
This public document	
2. has been signed by	**Gillian Rosemary Kirwan**
3 acting in the capacity of	**Notary Public**
4. bears the seal/stamp of	**Gillian Rosemary Kirwan, Notary Public**
	Certified
5. at **Sydney Passport Office**	6. **the 16th day of April, 2025**
7. by **Manish Goundar**	**Department of Foreign Affairs and Trade Sydney Passport Office Australia**
8. No. **UPPT-O8-245935**	
9. Seal/Stamp	10. Signature

This Apostille only certifies the authenticity of the signature (where applicable) and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears. This Apostille does not certify the content of the document for which it was issued. This Apostille can be verified at https://orao.dfat.gov.au/pages/verifyapostille.aspx

DEPARTMENT OF FOREIGN AFFAIRS AND TRADE
AUSTRALIA
SYDNEY

[redacted]

Certificate of Authenticity

I, Ryan Lux, 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 **April 16, 2025**.

Date

Affiant Signature

4/16/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **16th** day of **April**, 20**25**.

Notary's Signature

ELIZABETH G. COX
STATE

202504220030897