Karen Johnson Davidson County
Batch# 1273996 DEEDWARR
05/16/2025 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250516-0038566

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8394-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 575,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2025. Notary Public MY COMMISSION EXPIRES: 12-5-2026 (AFFIX SEAL)

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Gulotta	Veterans United Home Loans	
433 Landings Way	550 Veterans United Drive	087-02-0A-003.00-CO
Mount Juliet, TN 37122	Columbia, MO 65201	
(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, **Karla A. May, an unmarried woman**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Gulotta, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Wilson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of Cobblestone Landing, Phase I of record in Plat at Instrument No. 20050822-0099471, 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 Karla A. May, unmarried by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation of record in Instrument No. 20060509-0054432 Register's Office for Davidson County, Tennessee, dated April 21, 2006 and recorded on May 09, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **433 Landings Way, Mount Juliet, TN 37122**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this the 15th day of May, 2025.

Karla A. May

Karla A. May

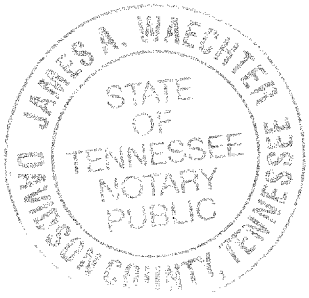
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karla A. May,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of May, 2025.

My Commission expires: 11-8-27

Notary Public



Certificate of Authenticity

I, Anthony N. Greco, 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 the 15th day of May, 2025.

05/15/2025

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 15th day of May, 2025.

Commission Expires July 17, 2027

Notary Public

