Karen Johnson Davidson County
Batch# 1277183 DEEDWARR
05/23/2025 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250523-0040808

WARRANTY DEED

File No. KS-24-7088

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2025

April Sumrold
Notary Public

MY COMMISSION EXPIRES: 12.19.2028
(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
Marion Gayle Hall, Roger Jon Hall, and William Graham	Stifel Bank & Trust	
(NAME) 5310 Missionary Way	(NAME) 12655 Olive Blvd. Suite 250	181-10-0E-091-00-CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) St. Louis, MO 63141	
(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, **Duraisamy Nepoleon and Jayasudha Nepoleon, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marion Gayle Hall, Roger Jon Hall, husband and wife, and William Graham, a single person, as joint tenants with rights of survivorship,** 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 Lot No. 91 on the Plan of Phase One, Section Three High Point of record in Plat at Instrument No. 20120507-0039277, 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 Jayasudha Nepoleon and Nepoleon Duraisamy, a married couple by Warranty Deed from Megan L. Sargent, an unmarried woman of record in Instrument No. 20201203-0140366 Register's Office for Davidson County, Tennessee, dated November 16, 2020 and recorded on December 03, 2020.

Duraisamy Nepoleon and Nepoleon Duraisamy are one in the same person.

This is property more commonly known as 5310 Missionary Way, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 19th day of May, 2025.

D. Napoleon
Duraisamy Nepoleon

Jayasudha Napoleon
Jayasudha Nepoleon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

J.S. JAYASUDHA NAPOLEON

On this 19th day of May, 2025, before me personally appeared Duraisamy Nepoleon and ~~Satish Sivaraman~~, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2025.

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

Notary Signature
My commission expires: 1-9-28

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 19. 2025.

Affiant Signature

22nd day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028