Karen Johnson Davidson County
Batch# 1305083 DEEDWARR
08/01/2025 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20250801-0061241

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 $140,000.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me this the 30th day of July, 2025.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:
Jason P. Gullo
808 Buchanan Street
Nashville, TN 37208

Send Tax Bill to:
New owner

Tax Information:
081080H00201CO

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, ANDREW CHRISTIAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JASON P. GULLO, 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 Unit 2 of Homes at 1800 Nassau Street, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20250729-0059970, Register's Office for said County, and being shown on plan attached thereto as Exhibit A, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Andrew Christian, by deed dated 01/19/2023, from Ava Christian, Personal Representative for the Estate of Thomas Christian (appointed in Probate Court Case No. 22P-1894, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), of record in Instrument No. 20230123-0004878, Register's Office for said County.

Also being part of the same property conveyed to Thomas Christian by deed dated 12/12/2008, from Andrew Thomas Christian of record in Instrument No. 20081212-0119689, Register's Office for said County.

Also being part of the same property conveyed to Thomas Christian and Andrew Thomas Christian, as tenants in common with right of survivorship, by deed dated 07/25/2001, from Katherine B. Hunter, unmarried, of record in Instrument No. 20010730-0080409, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 808 Buchanan Street, Nashville, TN 37208.

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 30th day of July, 2025.

Andrew Christian

STATE OF TENNESSEE
COUNTY OF Williamson

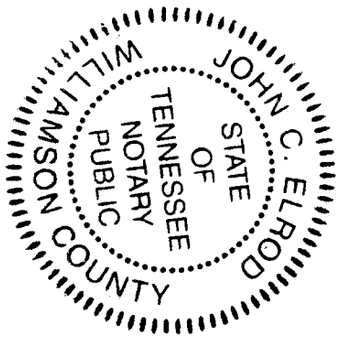
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew Christian, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2025.

My commission expires:

7/17/28

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/30/2025.

Affiant Signature

8/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

202508010061241