Karen Johnson Davidson County
Batch# 1305833 DEEDWARR
08/04/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,798.20
20250804-0061605

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $486,000.00

Mitzi Brown
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/30/2025.

Sydney Angell
NOTARY PUBLIC

MY COMMISSION EXPIRES 3·20·28

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 4634-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Sherzodjon Yusupov	**Stellar Mortgage Corporation**	181-10-0A-325.00-CO
7540 Oakledge Drive	729 Grove Ave, Suite 8	
Brentwood, TN 37027	Southampton, PA 18966	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Joseph Raymond Putulowski and Robin Denise Putulowski, Co-Trustees of Putulowski Family Trust

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sherzodjon Yusupov, sole ownership

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land on Davidson County, Tennessee, being Lot No. 1052, on the Plan of Autumn Oaks Subdivision, Phase 10B of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Raymond Putulowski and Robin Denise Putulowski, trustees of the Putulowski Family Living Trust Executed Date: July 31, 2008, at Banning California by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20150622-0059403 Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on June 22, 2015.

Being the same property conveyed to The Joseph and Robin Putulowski Revocable Trust of 2016, Joseph Raymond Putulowski and Robin Denise Putulowski, Trustees by Quitclaim Deed from Joseph Raymond Putulowski and Robin Denise Putulowski, Trustees of the Putulowski Living Family Trust Dated July 31, 2008, at Banning California of record in Instrument No. 20160418-0037380 Register's Office for Davidson County, Tennessee, dated March 04, 2016 and recorded on April 18, 2016.

Being the same property conveyed to Putulowski Family Trust, Joseph Raymond Putulowski and Robin Denise Putulowski, Co-Trustees by Quitclaim Deed from Joseph Raymond Putulowski and Robin Denise Putulowski , trustees (the "Co-Trustees"), of The Joseph and Robin Putulowski Revocable Trust of 2016 (the Trust) of record in Instrument No. 20241031-0083969 Register's Office for Davidson County, Tennessee, dated October 23, 2024 and recorded on October 31, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 7540 Oakledge Drive Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on July 30, 2025.

Putulowski Family Trust

By: _____
Joseph Raymond Putulowski, Co-Trustee

By: _____
Robin Denise Putulowski, Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Joseph Raymond Putulowski and Robin Denise Putulowski, Co-Trustees of the Putulowski Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: 09/20/2027

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 4634-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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

