BOX 10-A

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 $205,000 00

Affiant

Subscribed and sworn before me this the 10th day of October, 2025,

Notary Public
My commission expires 3/3/2026

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

Karen Johnson
Batch # 1333858
10/15/2025 10 21 32 AM
Fees $18 00 Taxes $758 50

Davidson County
DEEDWARR
3 pgs

20251015-0082008

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Bozena Jemiolo Jerzy Iemiolo 2929 Selena Drive #60 Nashville, TN 37211	Jerzy Jemiolo Bozena Jemiolo 4617 N Tillotson Ave Muncie, IN 47304	119-14-0A 060 00

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, **JAMES L. TALLEY AND PINNACLE BANK, CO-TRUSTEES** of the **JAMES AND JANICE TALLEY COMMUNITY PROPERTY TRUST, A TENNESSEE COMMUNITY PROPERTY TRUST CREATED ON JANUARY 7, 2025**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JERZY JEMIOLO AND BOZENA JEMIOLO, HUSBAND AND WIFE, AND DANIEL JEMIOLO, AN UNMARRIED MAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP.** 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 located in Davidson County, Tennessee, being Unit No 60, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office

Being a portion of the same property conveyed to James Talley and Pinnacle Bank, Co-Trustees of the James and Janice Talley Community Property Trust, by deed dated 03/07/2025, from James L Talley, of record in Instrument No 20250310-0017916, Register's Office for said County

Also being the same property conveyed to James L Talley and wife, Janice L Talley by deed from Michael O Webb and Betty C Webb, Trustees of the Webb Joint Revocable Living Trust U/A/D August 12, 1998 and any Successor in Trust and any Amendments thereto, of record in Instrument No 20131029-0112381, dated 10/23/2013, Register's Office for said County

The said Janice L Talley having died January 24, 2025, thereby vesting the property solely in James L Talley as surviving tenant by the entirety

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 2929 Selena Drive #60, Nashville, TN 37211

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 6th day of October, 2025

James and Janice Talley Community Property Trust

BY _____
James L. Talley, Co-Trustee

Co-Trustee Pinnacle Bank

BY _____
Rob Malin, Senior Vice President

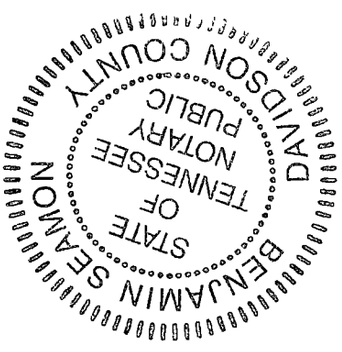
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES L. TALLEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the CO-TRUSTEE of the within named bargainor, the **JAMES AND JANICE TALLEY COMMUNITY PROPERTY TRUST**, and that he, as such CO-TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the **JAMES AND JANICE TALLEY COMMUNITY PROPERTY TRUST** by the said **JAMES L. TALLEY** as such CO-TRUSTEE

Witness my hand and official seal this 6th day of October, 2025

My commission expires
9-7-26

_____
Notary Public



STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ROB MALIN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the SENIOR VICE PRESIDENT of the within named bargainor, **PINNACLE BANK**, and that he, as such SENIOR VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained by signing the name of **PINNACLE BANK** by the said **ROB MALIN** as such SENIOR VICE PRESIDENT

Witness my hand and official seal this 6th day of October, 2025

My commission expires 9-7-26

Notary Public

