Karen Johnson Davidson County
Batch# 1359421 DEEDWARR
12/18/2025 01:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251218-0100692

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* _____, Affiant Sworn to and subscribed before me this December 11, 2025 _____ Comm Exp: _____ Notary Public

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
ANTHONY GENE SALERNO and GIA GABRIELLE GULOTTA , Trustees		
SALERNO FAMILY TRUST dated December 11, 2025	SAME AS NEW OWNER	173-10-0D-029.00
309 Boddington Lane		
Antioch, Tennessee 37013		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, ANTHONY SALERNO and GIA GULOTTA, husband and wife (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to ANTHONY GENE SALERNO and GIA GABRIELLE GULOTTA , Trustees of the SALERNO FAMILY TRUST dated December 11, 2025 (Grantees), and any amendments thereto, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Phase Six, Delvin Downs of record in Instrument No. 20191004-0101944, 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 ANTHONY SALERNO and GIA GULOTTA, husband and wife, from CAPITOL HOMES, INC., a Tennessee corporation, by Warranty Deed of record in Instrument Number 20211105-0148247, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1) Property taxes for the year a lien not yet due and payable. Real property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be

responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record. The legal description is taken from the prior deed of record.

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 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 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.

The property is known as 309 Boddington Lane, Antioch, TN 37013.

[THIS SPACE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on December 11, 2025.

ANTHONY SALERNO

GIA GULOTTA

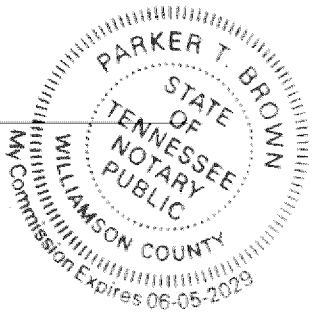
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANTHONY SALERNO and GIA GULOTTA, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this December 11, 2025.

NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 December 11, 2025

12/11/25

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 11th day of December, 2025.

Notary Public

My Commission Expires:

