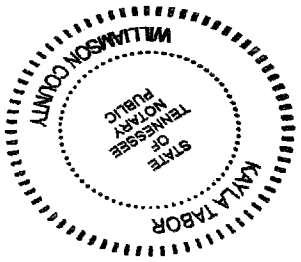
Karen Johnson Davidson County
Batch# 1384903 DEEDWARR
02/24/2026 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20260224-0014560



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,000,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 3/28/28

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Sciullo and Jared Sciullo	New Owner	10514025300
(NAME) 9578 Liberty Church Rd	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, WE,

NELDA MAY WOOLLARD BAUMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JARED RYAN SCIULLO AND JENNIFER SCIULLO, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TWO LOTS LYING ADJACENT AND ALL IMPROVEMENTS THEREON, SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED THUS:
LOTS NUMBERS 55 AND 56 IN GEORGE I WADDEY'S SUBDIVISION OF WESTWOOD, PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 99 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOTS NUMBERS 55 AND 56 FRONT 50 FEET EAST ON THE EASTERLY SIDE OF SEVENTH AVENUE, SOUTH, EXTENDING AND RUNNING BACK BETWEEN PARALLEL LINES 18¢ FEET TO AN ALLEY. LOT NUMBER 56 RUNS BACK WITH THE NORTHERLY MARGIN OF WESTWOOD STREET.

Being the same property conveyed to Nelda May Woollard Bauman, a single lady by Deed dated June 16, 2020 from Nelda May Woollard Bauman, a single lady, recorded June 18, 2020, in Instrument Number 20200618-0064460, in the Official Records of Davidson County, Tennessee. Nelda May Woollard Bauman and Nelda Bauman are one in the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2506 Westwood Drive, Nashville, TN 37204

LT&E File #22814

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(s) this 23rd day of February, 2026

Nelda May Woollard Bauman by Robert Michael Bauman, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Robert Michael Bauman** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Nelda May Woollard Bauman a/k/a Nelda Bauman** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **Nelda May Woollard Bauman a/k/a Nelda Bauman.**

Witness my hand, at office, this 23rd day of February, 2026.

Notary Signature
My commission expires: 9/26/29

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #22814

Certificate of Authenticity

I, J. Trent Lehman, 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 2/23/26.

Date

Affiant Signature

2/23/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of February, 20 26.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

