Karen Johnson Davidson County
Batch# 1442708 DEEDWARR
07/07/2026 08:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20260707-0060816

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File No. AP-26-2864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ayaka Saito	Old National Bank	
(NAME) 3037 Kings Lane	(NAME) P.O. Box 918	059-09-0-019.00
(ADDRESS) Nashville, TN 37218	(ADDRESS) Evansville, IN 47706	
(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, I/we, **Jordan Joseph Puleo and Annalisa Dale Puleo, husband and wife** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ayaka Saito, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Haynes Estates, Section 1, of record in Book 3700, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jordan Joseph Puleo and wife, Annalisa Dale Puleo by Warranty Deed from Jai Sawlani and Arlene Ferrer Sawlani of record in Instrument No. 20220224-0020820 Register's Office for Davidson County, Tennessee, dated February 10, 2022 and recorded on February 24, 2022.

This is property more commonly known as 3037 Kings Lane, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Effective the 2nd day of July, 2026.

Jordan Joseph Puleo

Annalisa Dale Puleo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of _____, 2026, before me personally appeared Jordan Joseph Puleo and Annalisa Dale Puleo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of _____, 2026.

_____
Notary Signature
My commission expires: 08/22/2028

See attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA
COUNTY OF Sonoma

On this 1 day of July ,20 20, before me, Pasima Arikat, Notary Public, personally appeared, Jordan Joseph Puleo, Annalisa Dale Puleo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Pasima Arikat (SEAL)
Signature

PASIMA ARIKAT
COMM. # 2498200
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
COMM. EXPIRES AUG. 22, 2028

202607070060816

True Copy Certification

I, **Tonya Cherry,** 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 this the 1 day of July, 2026.

Affiant Signature

Date 7/2/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027