PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Johnson
Batch # 1473987
09/16/2026 09:52:23 AM
Fees: $13.00 Taxes: $1,332.00

Davidson County
DEEDWARR
2 pgs

20260916-0085961

ANITA L PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-29-2030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me, this 14 day of September, 2026.

Notary Public
My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Dana Veselovsky **James Veselovsky**	United Wholesale Mortgage LLC	**11901035000**
331 Oriel Ave	700 ~~Pontiac~~ South Blvd East ATTN: Post Closing Manager	
Nashville, TN 37210	Pontiac, MI 48341	

FOR AND IN 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 ACKNOWLEDGE, WE,

Joel Interiano and Waleska Valdez, husband and wife

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

Dana Veselovsky and James Veselovsky, wife and husband, as joint tenants with rights of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 40, Plan of W G Thuss Addition to Nolensville Pike, of record in Book 332, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on Thuss Street, now known as Oriel Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joel Interiano and Waleska Valdez, by Warranty Deed from Peggy I Maynard, unmarried, dated September 25, 2025, of record in Instrument No. 20250926-0076910, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 331 Oriel Ave, Nashville, TN 37210.

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 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.

Joel Interiano Date: 09-14-26
Joel Interiano

Date: 9/14/2026
Waleska Valdez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Joel Interiano and Waleska Valdez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of September, 2026.

NOTARY PUBLIC

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027