Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM V 221433A

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227323

~~After Recording Return To The Above.~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $615,125.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Karen Johnson Davidson County
Batch# 891686 DEEDWARR
07/20/2022 03:07:11 PM 2 pgs
Fees: $13.00 Taxes: $2,275.96

20220720-0083279

Subscribed and sworn to before me this 18th day of July, 2022.

Notary Public
My Commission Expires: 07/14/2024

JOVOANDA LATRELL REED
Notary Public, Georgia
Chatham County
My Commission Expires
July 14, 2024

# WARRANTY DEED

**THIS INDENTURE,** made this 18th day of July, 2022, among:

**JOSEPH P. BISSO JR. AND WIFE, PHOUTTHARATH P. BISSO**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**JOHNATHAN D. CASCIELLO AND LEXIS D. MELSHA, BOTH UNMARRIED**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

**WITNESSETH:**

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Unit No. A, Declaration Establishing a Horizontal Property Regime for 1433 Huffine Street Townhomes, as recorded in Instrument No. 20140731-0068615, Register' s Office for Davidson County, Tennessee, to all which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said declaration.**

**Being the same property conveyed to Joseph P. Bisso, Jr. and wife, Phouttharath P. Bisso by Warranty deed from We, Peace of Earth, LLC, a Tennessee limited liability company of record in Instrument No. 20160502-0042595 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 02, 2016. Being also known as 1433A Huffine Street Nashville, TN 37216.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE**, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Joseph P. Bisso Jr.**

Phoutthavath P. Bisso

**Phouttharath P. Bisso**

State of Georgia
County of Chatham

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Joseph P. Bisso Jr. and Phouttharath P. Bisso**, the within named bargainor(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 and official seal this 18th day of July, 2022.

Jovoanda LaTrell Reed

Notary Public
My Commission Expires: 07/14/2024

JOVOANDA LATRELL REED
Notary Public, Georgia
Chatham County
My Commission Expires
July 14, 2024

**Responsible Party For Taxes:**

**Owner Name & Property Address:**

Name: Johnathan D. Casciello and Lexis D. Melsha
Address: 1433A Huffine Street
City, State, Zip: Nashville, TN 37216

Name: NEW OWNER
Address:
City, State, Zip:

**Tax ID: 072-07-0A-004.00-CO**