Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-1217

Karen Johnson Davidson County
Batch# 994296 DEEDWARR
04/20/2023 10 15 58 AM 2 pgs
Fees $13 00 Taxes $1,443 00

20230420-0029097

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 3/9/2027
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Charles Costanza	Same as new owner	Parcel ID 141-12-0B-058 00
(NAME) 1217 Brenner Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jessica D. Wallace, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles Costanza, unmarried**, 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 51 on the Plan of Phase 3, Southampton, of record in Book 5200, Pages 689-690, in the Register's Office for said County, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Wiley N Bird and Jessica D Wallace, husband and wife, by Deed from William Kyle Warren and Brooke Michelle Warren, husband and wife, dated June 17, 2014 and recorded June 18, 2014 in Instrument No 20140618-0052918, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jessica D. Wallace, a married woman, by Quitclaim Deed from Wiley N Bird and Jessica D Wallace, husband and wife, dated October 16, 2017 and recorded November 9, 2017 in Instrument No 20171109-0115375, in the Register's Office for Davidson County, Tennessee The subject property was never used as the principal residence of the Jessica D Wallace or her spouse

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐

This is improved ☒ property, known as 1217 Brenner Drive, Nashville, TN 37221

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 our hands this 17 day of April, 2023

Jessica D Wallace

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jessica D Wallace, a married woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of April, 2023

Notary Public

My Commission Expires My Commission Expires March 3, 2025

(SEAL)

THOMAS D LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY