This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21056-AP

Karen Johnson Davidson County
Batch# 1022223 DEEDWARR
07/03/2023 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230703-0050675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Starina D'souza
Affiant

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Subscribed and sworn to before me, this the 30th day of June, 2023.

Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Starina D'souza Oniel D'souza Hem D'souza 201 Burns Ave Unit E Nashville TN 37203	PennyMac Loan Services, LLC 3043 Townsgate Road Suite 200 Westlake Village, CA 91361	104-02-3Q-009-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stacie Banks, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Starina D'souza, an unmarried woman and Oniel D'souza and Hema D'souza, husband and wife, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/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 Unit No. 9 on the Plan of 3208 Long Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180628-0062581, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stacie Banks, a single woman by Warranty Deed from Marcus T. Sizemore, Jr., unmarried, dated May 28, 2021, recorded June 4, 2021, of record in Instrument No. 20210604-0075126, Register's Office for Davidson County, Tennessee.

This is improved property located at: **201 Burns Avenue, E, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2023.

GRANTOR:

Stacie Banks

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stacie Banks, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of June, 2023.

Michelle W Reed
Notary Public
My Commission expires: 04-27-2028

MICHELLE W. REED NOTARY PUBLIC SOUTH CAROLINA

202307030050675

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6-28-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6-30-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** July **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

