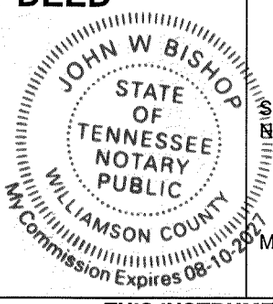
Karen Johnson Davidson County
Batch# 1071201 DEEDWARR
11/14/2023 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,160.80
20231114-0088561

WARRANTY DEED



File #23-TC-1125-PK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $584,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shalini Vallabhaneni and Joshua Porte	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**082 03 0 371.00**
1811 McEwen Avenue	**1036 Stearman Drive, Suite 6**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD DILUCCHIO, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHALINI VALLABHANENI AND JOSHUA PORTE, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Map of Sharpe & Horns 1st Addition, as of record in Book 57, Page 152, Register's Office for said County. Said Lot No. 51 fronts 50 feet on the East side of Stainback Avenue and runs back between parallel lines 153 feet more or less, along the South margin of Scott Avenue, to an alley in the rear.

Being the same property conveyed to Donald DiLucchio, a married man, by Warranty Deed from ERBan Commercial Realty, L.P., of record in Instrument No. 20210927-0129653, in the Register's Office of Davidson County, Tennessee, dated September 23, 2021 and recorded on September 27, 2021.

This was never the principal place of residence for the Grantor.

This conveyance is subject to:
* 2023 taxes, a lien now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sharpe & Horns 1st Addition, as recorded in Plat Book 57, Page(s) 152.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1125 Stainback Avenue, Nashville, TN 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th day of November, 2023.

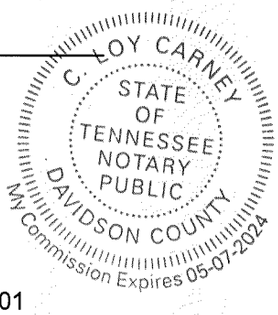
Donald DiLucchio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2023, before me personally appeared Donald DiLucchio, 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 13th day of November, 2023.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 13 day of November, 2023.

Affiant Signature

Date 11/13/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of November, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

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