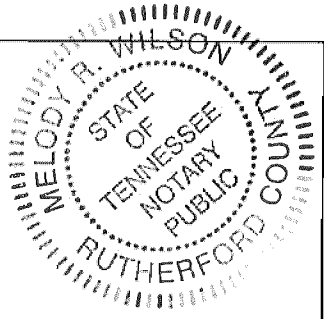


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $484,400.00.

Affiant

Subscribed and sworn to before me, this 17th day of January, 2024.

Notary Public

My commission expires: 1/19/2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company, LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Timothy Daniel Greci and Margaret V. Greci	**New Owner**	**188-10-0A-316.00-CO**
1014 Stoneleigh Ln		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION of the sum of Ten 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, we,

Mikayla DeCosta and Kody DeCosta, a married couple

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Timothy Daniel Greci and Margaret V. Greci, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Carothers Crossing Phase 7, Section 2 of record in Plat at Instrument No. 20211029-0145243, 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 Mikayla DeCosta and Kody DeCosta, a married couple by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20221017-0113426 Register's Office for Davidson County, Tennessee, dated October 14, 2023 and recorded on October 17, 2023.

Karen Johnson Davidson County
Batch# 1091675 DEEDWARR
01/22/2024 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,792.28
20240122-0003336

SP 11/2015

This is **improved** property known as **1014 Stoneleigh Ln, Nolensville, TN 37135.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 17th day of January 2024.

Mikayla DeCosta

Kody DeCosta

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mikayla DeCosta and Kody DeCosta, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of January, 2024.

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 23-001727525

SP 11/2015

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 jan 17, 2024 (date of document).

Affiant Signature

1/17/2024
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of January, 2024.

Notary's Signature

My Commission Expires: 1/19/2025

