Karen Johnson Davidson County
Batch# 1100442 DEEDWARR
02/12/2024 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20240212-0009806

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/03/2027
(AFFIX SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yaning Li and Xueyi Li	Yaning Li and Xueyi Li	Parcel ID: 75 16 23.00
(NAME) 1202 Rosewood Trail	(NAME) 1202 Rosewood Trail	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	
(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, **Vivian R. Nicastro, a married person and Kathleen M. Nicastro, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yaning Li and Xueyi Li, wife and husband**, 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 Number 43-B on the Plan of Zone Lot Division of Lots 42 Thru 44, Meadows of Tulip Grove, Section One, of record in Plat Book 6900, Page 306 amending Plat Book 5200, Page 612, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vivian R. Nicastro, unmarried and Kathleen M. Nicastro, unmarried as joint tenants with rights of survivorship from Kirk A. Knight and Cynthia D. Knight, husband and wife by Warranty Deed dated February 22, 2018 and recorded on February 26, 2018 in Instrument No. 20180226-0017901, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit in Instrument No. 20231229-0100132 on December 29, 2023.

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 723 Mercer Dr., Hermitage, TN 37076

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 16th day of January, 2024

Vivian R. Nicastro

Kathleen M. Nicastro

STATE OF New York

COUNTY OF Westchester

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Vivian R. Nicastro, a married person and Kathleen M. Nicastro, an unmarried person, 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 16th day of January, 2024.

Notary Public

My Commission Expires: 10/30/25

(SEAL)

DIANY BRYAN
Notary Public - State of New York
NO. 01BR6366413
Qualified in Bronx County
My Commission Expires Oct 30, 2025

Certificate of Authenticity

I, Kimberly Hollingshead, 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 01/16/2024.

Kimberly Hollingshead, Esq.

02/02/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2023. 2024

Notary Signature

My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY