WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: MAY 9, 2026
(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Karen Johnson Davidson County
Batch# 1110117 DEEDWARR
03/12/2024 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20240312-0017082

THIS INSTRUMENT WAS PREPARED BY
Jennifer Chandler-Cole, Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024020019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Loschiavo	NEW OWNER	
(NAME) 1916A 14th Ave N	(NAME) c/o Legacy Home Loans LLC dba Steadfast Mortgage	081-07-0G-001.01 CO
(ADDRESS) Nashville, TN 37208	(ADDRESS) 2 Cadila	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **FIVE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 Dollars ($599,900.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY CONSTRUCTION, INC., a TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL LOSCHIAVO, UNMARRIED MAN**, 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 Unit No. 1916A on the plan of 1916-1918 14th Avenue North Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1916-1918 14th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220420-0045629, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to DY CONSTRUCTION II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LEON BOWMAN AND SPOUSE ERNESTINE D. BOWMAN, of record in Instrument No. 20051220-0152685, dated December 19, 2005, said Register's Office.

Being part of the same property conveyed to DY CONSTRUCTION II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DONALD ELLIS AND SPOUSE, JANET ELLIS, of record in Instrument No. 2005122-0152686, dated December 19, 2005, said Register's Office.

Being part of the same property conveyed to DERON JENKINS, by quitclaim deed from DY CONSTRUCTION II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20070618-0072685, dated June 14, 2007, said Register's Office.

Being a portion of the same property conveyed to DY CONSTRUCTION II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from DERON JENKINS, of record in Instrument No. 20071129-0138533, dated November 29, 2007, said Register's Office.

Being a portion of the same property conveyed to AFFORDABLE HOUSING SOLUTIONS,LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from DY CONSTRUCTION II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20110113-0003782, dated January 13, 2011, said Register's Office.

Being a portion of the same property conveyed to DY CONSTRUCTION II, LLC, A TENNESSEE LIMITED

LIABILITY COMPANY, by quitclaim deed from URBAN AFFORDABLE HOUSING SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 2011130-0093189, dated January 13, 2011, said Register's Office.

Being a portion of the same property conveyed to DY CONSTRUCTION INC., A TENNESSEE CORPORATION, by quitclaim deed from DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220420-0045628, dated April 20, 2022, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1916A 14th Ave N, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand this 8th Day of March 2024.

DY CONSTRUCTION INC., A TENNESSEE CORPORATION

BY: _____
DeRon Jenkins
Sole Member

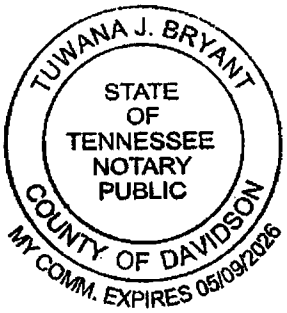
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Deron Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself Sole Member of DY Construction Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that Deron Jenkins, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself as Sole Member of said corporation.

Witness my hand and official seal, this the 8th day of March 2024.

_____
Notary Public

My Commission Expires: 05-09-2026



Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 3-8-2024.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 03/11/24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 03/11/24

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

