This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $397,000.00.

Affiant

Subscribed and sworn before me this the 21 day of March, 2024.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1113950
03/22/2024 09:56:29 AM
Fees: $13.00 Taxes: $1,468.90
20240322-0019954

Davidson County
DEEDWARR
2 pgs

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Kevin Douglas Di Piazza and Suzanne Di Piazza<br>886 General George Patton Rd.<br>Nashville, TN 37221 | USAA Federal Savings Bank<br><br>10750 McDermott Freeway<br>San Antonio, TX 78288 | 142-09-0B 886.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANGELA S. NAIFEH, N/K/A ANGELA S. GIBBS, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KEVIN DOUGLAS DI PIAZZA AND SUZANNE DI PIAZZA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment being Unit 886, together with the Carport designated No. 886-C, River Plantation, Section Five, Phase One, a condominium, a Horizontal Property Regime located on General George Patton Road, Nashville, Davidson County, Tennessee, shown on the plat of record In Book 5200, pages 145-146, said Register's Office and described In the Master Deed of record In Book 5410, page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Master Deed and By Laws appended thereto, are Incorporated In this deed by reference and made a part hereof tube same as though copied herein.

Being the same property conveyed to Angela S. Naifeh, single woman, by deed dated 06/08/2020, from Allison M. Thomas and Patricia P. Thomas, husband and wife, of record in Instrument No. 20200610-0059513, Register's Office for said County.

Angela S. Naifeh, grantor, certifies this property was never her marital home.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 886 General George Patton Rd., Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of March, 2024.

Angela S. Naifeh N/K/A Angela S. Gibbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela S. Naifeh N/K/A Angela S. Gibbs, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of March, 2024.

My commission expires: 6/14/26

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON