Karen Johnson Davidson County
Batch# 1123740 DEEDWARR
04/16/2024 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20240416-0027239

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1082

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew A DiCostanzo and Sara J. DiCostanzo, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Siru Liu, unmarried woman,** hereinafter called the **Grantee,** Grantee's 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 Unit "A", as shown on Exhibit "B" of the Declaration of Protective Covenants Conditions and Restrictions for Shackleford Place, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements) of record as Instrument No. 20120917-0084282, amended in Instrument No. 20130612-0059706 and Instrument No. 20130726-0077641, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit.

Being the same property conveyed to Andrew A. DiCostanzo and Sara J. DiCostanzo, husband and wife by Warranty Deed from Brian J. Thomas and Claire V. Thomas, husband and wife of record in Instrument No. 20170711-0069711 Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on July 11, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1824 A Shackleford Road, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Siru Liu **1824 A Shackleford Road** **Nashville, TN 37215**	Legacy Home Loans, LLC dba Steadfast Mortgage 1036 Stearman Drive, Ste. 6 White House, TN 37188	**131-03-1F-002.00**

WITNESS THE EXECUTION HEREOF this 16th day of April, 2024.

Andrew A DiCostanzo

Sara J. DiCostanzo

State of Tennessee
County of Davidson

On this 16th day of April, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew A DiCostanzo and Sara J. DiCostanzo, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 975,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of April, 2024.

Notary Public

My Commission Expires:

PATRICIA L. HURTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 03-15-2025

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 4/16/24 (date of document).

Michelle W Kendig
Affiant Signature

4/16/24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16th day of April, 2024.

Rebecca A DeBorde
Notary's Signature

MY COMMISSION EXPIRES: 6/15/24

NOTARY'S SEAL

