Karen Johnson Davidson County
Batch# 1126768 DEEDWARR
04/24/2024 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20240424-0029706

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-1521

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of April, 2024

Notary Public

Commission Expires: 3/20/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 22515-DJ

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jodi Hallford 104 Campbell Court Madison, TN 37115	Jodi Hallford 24010 Creek View DR. Spring, TX 77389	033-15-0-115.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Sherry H. Costanza aka Sherry Costanza-Steady and Lance Steady, wife and husband
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jodi S. Hallford, unmarried,
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 No. 5, Green Forest, as shown on Plat of record in Plat Book 3700, Page 8, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert J. Costanza and wife, Sherry Costanza by Warranty Deed from Floyd W. Primrose and wife, Betty Sue Primrose of record in Book 4965, page 7, Register's Office for Davidson County, Tennessee, dated October 27, 1975 and recorded on October 28, 1975.

The said Robert J. Costanza having passed away on August 20, 2006 vesting title in his surviving spouse Sherry Costanza-Steady.

Being the same property conveyed to Sherry Costanza-Steady and husband, Lance Steady by Quitclaim deed from Sherry Costanza of record in Instrument No. 20090528-0049128 Register's Office for Davidson County, Tennessee, dated May 20, 2009 and recorded on May 28, 2009.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 104 Campbell Court Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 104 Campbell Court, Madison, TN 37115

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 so 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.

Dated this the 23rd day of April, 2024.

Sherry H. Costanza aka Sherry Costanza-Steady
Sherry H. Costanza aka Sherry Costanza-Steady

Lance Steady
Lance Steady

STATE OF Virginia
COUNTY OF Loudoun

Before me, Gloria Asare, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, Sherry H. Costanza aka Sherry Costanza-Steady with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Warranty Deed for the purposes herein set forth.

Witness my hand, at office, this 23rd day of April, 2024.

Gloria Asare
Notary Signature Electronic Notary Public
My commission expires: 12/31/2024
Registration No: 7901547

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notarized remotely online using communication technology via Proof.

STATE OF Virginia
COUNTY OF Loudoun

Before me, Gloria Asare, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, Lance Steady with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Warranty Deed for the purposes herein set forth.

Witness my hand, at office, this 23rd day of April, 2024.

Gloria Asare
Notary Signature
My commission expires: 12/31/2024
Registration No: 7901547
Electronic Notary Public

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notarized remotely online using communication technology via Proof.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4/23/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4/23/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd **day of** April, 2024

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

