Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-2809

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28 day of June, 2024

Notary Public

Commission Expires:

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Karen Johnson Davidson County
Batch# 1153016 DEEDWARR
07/01/2024 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240701-0049349

Address of New Owner	Send Tax Bills To:	Map & Parcel
Teresa Ann Bender 14 Fawn Creek Pass Nashville, TN 37214	Same	122-01-0A-232.00-CO

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,

Jane D. Mostaccio and Alan Mostaccio, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teresa Ann Bender, a single woman

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. 7 on the Plan of Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase Three, of record as Instrument No. 20001011-0101044, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jane D. Mostaccio and Alan Mostaccio by Warranty deed from Joe M. Nuckoles, unmarried, of record in Instrument No. 20150617-0057664

Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 17, 2015.

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: 14 Fawn Creek Pass, Nashville, TN 37214

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 27 day of June, 2024.

Jane D. Mostaccio

Jane D. Mostaccio

Alan Mostaccio

Alan Mostaccio

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27 day of June, 2024, before me personally appeared Jane D. Mostaccio and Alan Mostaccio, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of June, 2024.

Notary Signature
My commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, JENNIFER MCEWEN, 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 **06/27/2024** (date of document).

Affiant Signature

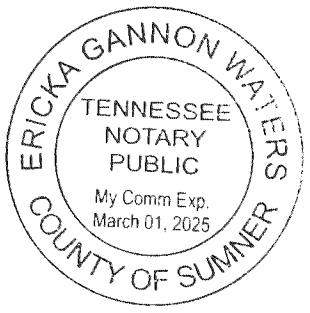
07/01/2024

Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this **01** day of **July**, 20**24**.



Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL