Karen Johnson Davidson County
Batch# 1195198 DEEDWARR
10/18/2024 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20241018-0080905

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of October, 2024.

Notary Public

(Affix Seal)

My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

2024-09-2153

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John A. Costanzo and Leigh Ann Copeland 3208 Calder Court Nashville, TN 37013	OWNER	Map/Parcel 173-10-0A-019.00-CO

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, **Christopher D. Mattingly, a single man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **John A. Costanzo, and Leigh Ann Copeland, as joint tenants with right of survivorship**, hereinafter called the GRANTEE, their heirs and assigns, that 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. 19 on the Plan Final Plat of Phase One, Barnes Bend Estates of record in Instrument No. 20050802-0090369, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher D. Mattingly by Warranty Deed from Stephen N. Tite and wife, Lacy M. Tite of record in Instrument No. 20130319-0027285 Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on March 19, 2013.

This conveyance is subject to the following: 2024 Davidson County property taxes have been prorated between the parties and paid by Grantor, subsequent years a lien not due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3208 Calder Court, Nashville, TN 37013.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 17th day October, 2024.

Christopher D. Mattingly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of October, 2024, before me personally appeared Christopher D. Mattingly, 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 17th day of October, 2024.

Notary Signature
My commission expires:
12-08-2024



WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23358-mc

- **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 10/17/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/17/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th **day of** October, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

