Name and Address of New Owner:
John Lazar and Jennifer Karmon Lazar
678 Bristol Creek Drive
Nashville, TN 37221

Send Tax Bills To:
NEW OWNERS

Karen Johnson
Batch # 1209132
12/02/2024 10:30:49 AM
Fees: $13.00 Taxes: $1,369.00
Davidson County
DEEDWARR
2 pgs
20241202-0093341

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142-07-0J-678-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kelly D. Costanza and Robert J. Costanza, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Lazar and wife, Jennifer Karmon Lazar,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 678 and Lot 18, Bristol Creek Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Bristol Creek Townhomes of record in Instrument Number 20171228-0131735 and amended in Instrument No. 20180301-0019441 and Instrument No. 20190607-0054760, being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly D. Costanza and Robert J. Costanza, a married couple by Warranty Deed from Gregory Scott Billings, a single man dated July 27, 2022 and filed for record on August 04, 2022 in Instrument #20220804-0088983, Register of Deeds Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of November, 2024.



Kelly D. Costanza (SEAL)

_____(SEAL)
Robert J. Costanza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of November, 2024, before me personally appeared Kelly D. Costanza and Robert J. Costanza, 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 26th day of November, 2024.

_____
Notary Signature
My commission expires: 5/2/26

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
26th day of November, 2024.

_____
Notary Public
My commission expires: 5-9-26
File No. 2024-7426-TS

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON