Prepared by:
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1231288
01/29/2025 10 20 36 AM
Fees $18 00 Taxes $1,931 40
20250129-0006823

Davidson County
DEEDWARR
3 pgs

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,000 00

M. Alexis Brannan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January, 2025

Notary Public

MY COMMISSION EXPIRES .

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026

MST 2025-0004

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Susan Costantini, Trustee	New Owner	181-06-0A-021.00-CO
(NAME)	(NAME)	
8272 Tapoco Lane	1345 Serrano Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Naples, FL 34105	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Annissa Reed unmarried and Nicholas Reed unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandra Costantini as Trustee of the Trust created FBO Sandra Costantini under the Mario Costantini Trust dated 7/13/00, as amended** 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

That tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot 21, Phase One, Culbertson View as shown on Plat of record in Instrument No. 20150803-0076314, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Annissa Reed and Nicholas Reed, wife and husband by Warranty Deed from Jeffrey T. Hitchcock, married of record in Instrument No. 20201023-0123280 Register's Office for Davidson County, Tennessee, dated October 14, 2020 and recorded on October 23, 2020. The said Annissa Reed and Nicholas Reed having since divorced by Docket No. 24D357, in the Third Circuit Court for Davidson County, Tennessee.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2025, a lien not yet due and payable Subject to all matters shown on the Plan of

record as Instrument Number 20150803-0076314, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 57, Page 156, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150731-0075758, supplemented and amended in Instrument No 20160225-0018028 and Instrument No 20160509-0045837, Register's Office for Davidson County, Tennessee Restrictions on the plat of Partition of Estate of Lewis Battle of record as Book 10958. Page 266, Instrument No 20011108-0122870, as corrected in Instrument No. 20020214-0019703 and Instrument No 20051005-0119873, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter to HOA of record in Instrument Number 20160225-0018026 and Instrument No. 20160225-0018027, in the Register's Office for Davidson County, Tennessee Conveyance of Common Area of record in Instrument Number 20160225-0018029, in the Register's Office for Davidson County, Tennessee Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20140723-0065533, in the Register's Office for Davidson County, Tennessee Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20150717-0069824, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication o Easement for Right-of-Way Reservation of record in Instrument Number 20150717-0069823, in the Register's Office for Davidson County, Tennessee. Easement for Sewer Line of record in Book 11265, Page 320, in the Register's Office for Davidson County, Tennessee Easement for Water Mains and Appurtenances of record in Book 7515, Page 298, in the Register's Office for Davidson County, Tennessee

This property, known as 8272 Tapoco Lane, Brentwood, TN 37027
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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

Witness my/our hand(s) this 24th DAY OF January, 2025

Annissa Reed

STATE OF District of Columbia

COUNTY OF District of Columbia

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Annissa Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 24th day of January, 2025

Notary Public

My commission expires March 14, 2026

(SEAL)

GINA Y. MILLIGAN NOTARY PUBLIC My Commission Expires March 14, 2026 DISTRICT OF COLUMBIA

Witness my/our hand(s) this 27th DAY OF January, 2025

Nicholas Reed

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Nicholas Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand ~~and official seal~~ at office, this 27th day of January, 2025.

Notary Public

My commission expires: 3-23-27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County