STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $232,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of April, 2021.

NOTARY PUBLIC

My commission expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT PREPARED BY ~~& RETURN TO~~:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 21-10447

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sarah Bossung and Jonathon Therrien	T2 Financial LLC dba Revolution Mortgage	141-06-0D-091.00 CO
(NAME)	(NAME)	
3305 Harpeth Springs Drive	480 Olde Worthington Rd., Ste. 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Westerville, OH 43082	

Karen Johnson Davidson County
Batch# 618397 **DEEDWARR**
04/19/2021 03:39:27 PM 2 pgs
Fees: $13.00 Taxes: $858.40

20210419-0052327

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kenneth Bray, unmarried,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Sarah Bossung , an unmarried woman and Jonathan Therrien, an unmarried man, tenants in common with right of survivorship,** hereinafter called the **GRANTEE(S),** his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 91, Building 14, as shown on the map entitled Horizontal Property Regime, Private Element Plat Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KENNETH BRAY, UNMARRIED, by deed from ELIZABETH A. BARNETT, UNMARRIED, of record in Instrument No. 20070228-0024946, dated February 22, 2007, said Register's Office.

This property is __unimproved _X_improved property known as: 3305 Harpeth Springs Drive, Nashville, TN 37221.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 16th day of April, 2021.

Kenneth Bray

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Bray, the herein bargainor, 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, this the 16th day of April, 2021.

Notary Public
My Commission Expires:

