Karen Johnson Davidson County
Batch# 1017082 DEEDWARR
06/21/2023 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20230621-0046901

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,0000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mark Busacco and Angela Busacco	Mark Busacco and Angela Busacco	Parcel ID: 135 08 0A 629.00
(NAME) 28 Beacon Hill	(NAME) 28 Beacon Hill	
(ADDRESS) Fairport, NY 14450	(ADDRESS) Fairport, NY 14450	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Chris L. Woolsey and Carolyn K. Woolsey, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark Busacco and Angela Busacco, husband and wife,** 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:

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

Unit No. 629 of Nashboro Village Nineteen Condominiums, Tract 19, Site Plan, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Nashboro Village Nineteen Condominiums, of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5333, Page 999, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Nashboro Village Nineteen Condominiums, of record in Book 5200, Page 80, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Bria Rae Mullins, an unmarried individual from Shaina I. Botwin, a single woman by Warranty Deed dated May 31, 2017 and recorded on June 1, 2017 in Instrument No.

20170601-0054521, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Chris L. Woolsey and Carolyn K. Woolsey, husband and wife from Bria Rae Mullins, unmarried individual by Warranty Deed dated May 7, 2021 and recorded on June 7, 2021 in Instrument No. 20210607-0076309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 629 Longhunter Ct, Nashville, TN 37217

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 our hands this 13 day of JUNE, 2023

Chris L. Woolsey

Carolyn K. Woolsey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Chris L. Woolsey and Carolyn K. Woolsey, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of June, 2023.

Notary Public

My Commission Expires:

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 20, 2023 (date of document).

Affiant Signature

June 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023