Karen Johnson Davidson County
Batch# 1033822 DEEDWARR
08/02/2023 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230802-0059710

This instrument prepared by:
Momentum Title, LLC
630 West Burton Street
Murfreesboro, TN 37130
File Number: 9-1615-TC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2023.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Sanseverino 132 Nashboro Grns, Unit 25 Nashville, TN 37217	US Community Credit Union PO Box 140570 Nashville, TN 37214	135 11 0C 025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Scott William Randolph Thompson, an unmarried man, and Brianna Jade Leboeuf, an unmarried woman, now known as Scott William Randolph Thompson and Brianna Jade Leboeuf, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michelle Sanseverino, unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 25 on the Plan of Horizontal Property Regime, Private Element Plat, Phase One, Nashboro Village - Tract 18, as of record in Plat Book 11700, Page 48, amending Plat Book 9700, Page 968, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Scott William Randolph Thompson, An Unmarried Man, and Brianna Jade LeBoeuf, An Unmarried Woman as Tenants in Common with the Right of Survivorship, by Warranty Deed from Sophy Shu-Hui Yang, Unmarried, of record in Instrument No. 20190918-0094399, in the Register's Office of Davidson County, Tennessee, dated September 11, 2019 and recorded on September 18, 2019.

This is improved property located at: **132 Nashboro Grns, Unit 25, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, *Grantor* has executed this instrument on this 1st day of August 2023

GRANTOR

Scott William Randolph Thompson

Brianna Jade LeBocuf Thompson

STATE OF ILLINOIS
COUNTY OF COOK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott William Randolph Thompson and Brianna Jade LeBocuf Thompson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 1st day of August, 2023

Notary Public
My Commission expires 11-25-2023

DESIREE M PERALTA
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 25, 2023

202308020059710

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 August 1, 2023

Affiant Signature

Date: 8/2/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 2, 2023.

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM