This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1918-KS

Karen Johnson Davidson County
Batch# 1044072 DEEDWARR
08/29/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,992.45
20230829-0067730

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $538,500.00.

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashliegh Levesque and Scott Levesque 409 Treyburn Court Nashville, TN 37221	Ameris Bank and/or Secretary of Housing and Urban Development 1850 Parkway Place #400 Marietta, GA 30067	126 16 0A 210.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Christine T. Cronk, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ashliegh Levesque and Scott Levesque, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 105 on the plan of Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2 of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christine T. Cronk, by Warranty Deed from Corinthian Custom Homes, Inc., of record in Instrument No. 20030825-0122792, in the Register's Office of Davidson County, Tennessee, dated August 15, 2003, and recorded on August 25, 2003. Also see Scrivener's Affidavit of record in Instrument No. 20100923-0075805, Register's Office of Davidson County, Tennessee.

This is improved property located at: **409 Treyburn Court, Nashville, TN 37221**

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 24th day of August, 2023.

GRANTOR:

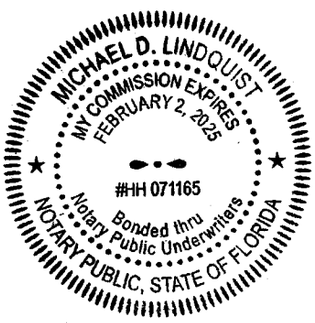
Christine T. Cronk

Christine T. Cronk

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christine T. Cronk, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of August, 2023.



Notary Public
My Commission expires: FEB 2 2025

Michael D. Lindquist

Certificate of Authenticity

I, Kathy Smith, 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 8-25-23

Kathy Smith
Affiant Signature

8-25-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this August 25, 2023

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

