Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4584

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of November, 2023

Notary Public

Commission Expires: 10.20.24

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-20-2024

Karen Johnson Davidson County
Batch# 1079476 DEEDWARR
12/07/2023 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231207-0094536

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas Sanguiliano 2120 Ransom Place Nashville, TN 37217	Top Flite Financial 201 School St. Suite 200 Williamston, MI 48895	135-14-0B-056-00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Autumn Williams, a single woman, and Debra L. Williams, a single woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas Sanguiliano, an unmarried man,

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. 55 on the Plan of Ransom Place Section Two, Phase Two of record in Plat Book 7900, Page 526, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 55, which is a corner lot, fronts 56.77 feet on the Broken Northwesterly margin of Ransom Place and fronts 80.00 feet on the Northeasterly margin of Elderberry Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 78.00 feet on the Northwesterly line and 104.86 feet on the Northeasterly line, to a point of intersection.

BEING the same property conveyed by Warranty Deed from Whitney Dursteler, unmarried to Autumn Williams, a single woman and Debra Williams, a single woman, recorded November 20, 2020, as Instrument No. 20201120-0136782 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2120 Ransom Place, 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 so 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.

Dated this the 29th day of November, 2023.

Autumn Williams

Autumn Williams

Debra L Williams

Debra L. Williams

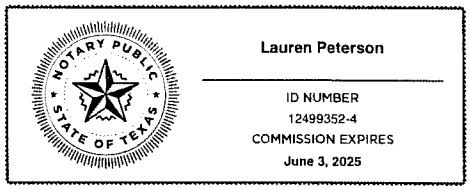
STATE OF Texas
COUNTY OF Comal

On this 29th day of November, 2023, before me virtually appeared Autumn Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of November, 2023.

Lauren Peterson

Notary Signature
My commission expires: 06/03/2025



Notarized online using audio-video communication

STATE OF Virginia
COUNTY OF Loudoun

On this 29th day of November, 2023, before me virtually appeared Debra L Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of November, 2023.

Gloria Asare

Notary Signature
My commission expires: 12/31/2024
Registration No: 7901547
Electronic Notary Public
Notarized online using audio-video communication



True Copy Certification

I, Yvette Meldrum, 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 NOV. 29, 2023

11/29/23
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of November, 2023

10.20.24
Notary's Signature My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024