Karen Johnson Davidson County
Batch# 1134651 DEEDWARR
05/14/2024 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,125.65
20240514-0035680

RETURN TO:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3263-TC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $574,500.00.

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2024.

Notary Public
My Commission Expires: 3-24-27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carleigh Brunker 409 Treyburn Court Nashville, TN 37221	New Owner	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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ashliegh Levesque and Scott Levesque, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Carleigh Brunker,** 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 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 Ashliegh Levesque and Scott Levesque, wife and husband, by Warranty Deed from Christine T. Cronk an unmarried woman, of record in Instrument No. 20230829-0067730, in the Register's Office of Davidson County, Tennessee, dated August 24, 2023 and recorded on August 29, 2023.

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.

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

This conveyance is made subject to 1) Property taxes for the year 2024 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 10th day of May, 2024.

GRANTOR:

Scott Levesque

Ashliegh Levesque

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott Levesque and Ashliegh Levesque, 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 10th day of May, 2024.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-2026

CERTIFICATION

I, EMILY H PROPKET, 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 May 10, 2024.

Affiant Signature

MAY 14, 2024

Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14 day of May 2024.

Notary Signature

My Commission Expires: 7-30-2025

GAYLA H. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY