WARRANTY DEED

Karen Johnson Davidson County
Batch# 1212069 DEEDWARR
12/03/2024 02:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20241203-0093927

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/27/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-26

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-13581-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Shannyn Illeen Ann Bessoni	**Movement Mortgage, LLC**	092-07-0I-111.00-CO
612 21st Avenue North Apt 111	8024 Calvin Hall Road	
Nashville, TN 37203	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

1 Eleven Condo LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shannyn Illeen Ann Bessoni, single

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit 111, The 1865, a Condominium, and described in a Declaration Establishing The 1865, a Condominium, of record in Instrument No. 20190314-0023483, and amended in Instrument Numbers 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Colleen Kroboth by Warranty Deed from Meredith Seeley, a single woman of record in Instrument No. 20210301-0025877 Register's Office for Davidson County, Tennessee, dated February 25, 2021 and recorded on March 01, 2021.

Being the same property conveyed to 1 Eleven Condo, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Colleen Kroboth, unmarried of record in Instrument No. 20211201-0158387 Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on December 01, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 612 21st Avenue North Apt 111 Nashville, TN 37203

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on November 26, 2024.

1 Eleven Condo LLC, a Tennessee Limited Liability Company

By: Colleen Kroboth
Colleen Kroboth, Member

STATE OF California

COUNTY OF Alameda

Before me, the undersigned, a Notary Public of said County and State, personally appeared Colleen Kroboth, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member (or other officer authorized to execute the instrument) of 1 Eleven Condo, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this November 26, 2024.

See attachment
Notary Public

My Commission Expires: June 12, 2025

File #: 2024-13581-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)

On November 26, 2024 before me, Felicia Y. Miller, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Colleen Hroboth
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ENC1 FELICIA Y. MILLER COMM. # 2360912 NOTARY PUBLIC • CALIFORNIA ALAMEDA COUNTY My Comm. Expires June 12, 2025 ENC1

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 27, 2024.

J. Carlton Drumwright

November 27, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 27, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY