This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $405,000.00.

Affiant

Subscribed and sworn before me this the 18th day of February, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1238053 DEEDQC
02/18/2025 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20250218-0011749

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin Alexander Bressler	Novus Home Mortgage, a division of Ixonia Bank	147-08-0-251.00
3908 Taylor Road	20225 Water Tower Blvd. Suite 400	
Nashville, TN 37211	Brookfield, WI 53045	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, REBECCA LESESNE AND KRISTEN FORD, A MARRIED COUPLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN ALEXANDER BRESSLER, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Subdivision of The Chester Maxwell Property as shown on plat of record in Instrument No. 20040913-0110153, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Rebecca Lesesne, by Warranty Deed from James F. Seavey and wife, Gail S. Seavey, dated 06/30/2020 and recorded 07/08/2020 in Instrument No. 20200708-0073838, as corrected by Scrivener's Affidavit dated 11/30/2020 and recorded 12/01/2020 in Instrument No. 20201201-0139448, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3908 Taylor Road, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 18th day of February, 2025.

Rebecca Lesesne

Kristen Ford

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca Lesesne and Kristen Ford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2025.

My commission expires: May 9, 2027

Notary Public

DENNIS LOC NGUYEN
Notary Public - California
Los Angeles County
Commission # 2446254
My Comm. Expires May 9, 2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2/18/25.

Affiant Signature

2/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY