Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of February, 2025

Notary Public

Commission Expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1239580 DEEDWARR
02/21/2025 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250221-0012977

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Bruno 613 B Waco Drive Nashville, TN 37209	NEW OWNER	091-05-3B-002.00-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,

Jenna M. Cristino and Alexander Thompson, wife and husband

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

Daniel Bruno, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 613 Waco Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 613 Waco Townhomes, a Horizontal Property Regime, of record in Instrument Number 20171208-0125566, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jenna M. Cristino and Alexander Thompson, tenants in common with the right of survivorship by Quitclaim Deed from Vito Anthony Cristino and Jenna M. Cristino, dated March 15, 2019, and recorded March 25, 2019, of record in Instrument No. 20190325-0026766, in the Register's Office for Davidson County, Tennessee. And further see Scrivener's Affidavit, of record in Instrument # 20250212-0010733, said Register's Office.

Being the same property conveyed to Jenna M. Cristino and Vito Anthony Cristino, tenancy by entirety by Warranty Deed from Curtis Groves and Brian Chester, dated March 15, 2019, and recorded March 25, 2019, of record in Instrument No. 20190325-0026761, in the Register's Office for Davidson County, Tennessee.

THE SAID ALEXANDER THOMPSON AND JENNA M. CRISTINO BECAME HUSBAND AND WIFE ON JULY 5, 2019.

THE SAID JENNA M. CRISTINO AND JENNA MARIE THOMPSON ARE ONE AND THE SAME PERSON.

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: 613 B Waco Drive, Nashville, TN 37209

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 21st day of February, 2025.

Jenna M. Thompson (f/k/a Jenna M. Cristino)

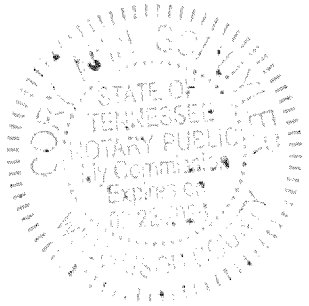
Alexander Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2025, before me personally appeared Jenna M Thompson (f/k/a Jenna M. Cristino) and Alexander Thompson, 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 21st day of February, 2025.

Notary Signature
My commission expires: 2-22-2026



Certificate of Authenticity

I, Barbara McGinty, 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 2-21-2025.

Date

Affiant Signature

2-21-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2025.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY