Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd , Suite 130
Nashville TN 37215

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste 205
Brentwood, TN 37027
RT-25-2853

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2025

Notary Public

Commission Expires

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Karen Johnson Davidson County
Batch # 1292684 DEEDWARR
07/02/2025 11 05 27 AM 2 pgs
Fees $13 00 Taxes $1,757 50
20250702-0052252

Address of New Owner	Send Tax Bills To:	Map & Parcel
Edward A Mundt, III 2112 Blair Boulevard, #8 Nashville, TN 37212	NEW OWNER	104-15-0B-008 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,

Nicholas Jesse and Leah Jesse, Trustees of The Nicholas & Leah Jesse Living Trust dated February 9, 2024

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

Edward A. Mundt, III, unmarried

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 Unit No 8 on the Plan of Winchester Place Condominiums, as shown on the plan of record in Plat Book 6200, Page 555, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Unit, and as described in Master Deed at Book 7088, page 131, said Register's Office.

Being the same property conveyed to Nicholas Jesse and Leah Svingen, husband and wife by Warranty Deed from Alison Morrison fka Alison Kemph, a married woman of record in Instrument No 20190426-0038586 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on April 26, 2019

Being the same property conveyed to Nicholas J. Jesse and Leah Svingen, as Trustees of The Nicholas and Leah Jesse Living Trust dated February 9, 2024 by Quitclaim Deed from Nicholas Jesse and Leah Svingen of record in Instrument No 20240216-0010728 Register's Office for Davidson County, Tennessee, dated February 09, 2024 and recorded on February 16, 2024

Leah Svingen is now known as Leah Jesse

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: 2112 Blair Boulevard, #8, Nashville, TN 37212

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 30th day of June, 2025

The Nicholas & Leah Jesse Living Trust dated February 9, 2024

By _____
Nicholas Jesse, Trustee

By: Leah Jesse
Leah Jesse, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2025, before me personally appeared Nicholas Jesse and Leah Jesse, Trustees of The Nicholas & Leah Jesse Living Trust dated February 9, 2024, 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 30th day of June, 2025.

_____
Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY