This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 14-7118-SL

Karen Johnson Davidson County
Batch# 1333823 DEEDWARR
10/15/2025 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20251015-0081966

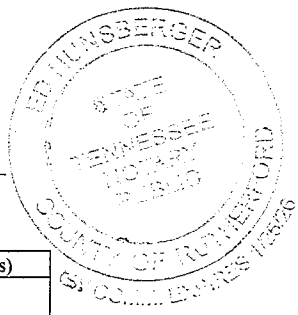
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $388,000.00.

Kimberly Beard
Affiant

Subscribed and sworn to before me, this the 19th day of September, 2025.

Notary Public
My Commission Expires: 1/25/26



Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Betty Thompson and Grover Thompson, Jr. 5640 Cedar Rock Dr Nashville, TN 37211	Betty Thompson and Grover Thompson, Jr. 5640 Cedar Rock Dr Nashville, TN 37211	093 13 2A 022.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **C4 Ventures, LLC, an Iowa Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Grover Thompson, Jr., and Betty Thompson, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 405 of 1000 DIVISION STREET CONDOMINIUMS, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of record on Exhibit C to the Master Deed of 1000 DIVISION STREET CONDOMINIUMS, of record Instrument Number 20160928-0102220, as amended in Instrument Number 20170818-0085326 and Instrument Number 20171005-0102601 and Instrument Number 20210315- 0034147 and Instrument Number 20210408-0046695, Register's Office for said County, to which plan reference is here made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed.

Being the same property conveyed to C4 Ventures, LLC, an Iowa Limited Liability Company, by Warranty Deed from River Rauton, a single man, of record in Instrument No. 20221104-0118905, in the Register's Office of Davidson County, Tennessee, dated November 02, 2022 and recorded on November 04, 2022.

This is improved property located at: **1002 Division Street, Unit 405, Nashville, TN 37203.**

This conveyance is made subject to 1) property taxes for the year 2025 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 Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, 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 19th day of September, 2025.

GRANTOR:

C4 Ventures, LLC, an Iowa Limited Liability Company

By:_____
Lester Castonguay, Member

By: Sheree Castonguay
Sheree Castonguay, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lester Castonguay, Member and Sheree Castonguay, Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Member of C4 Ventures, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of September, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/19/25 (date of document).

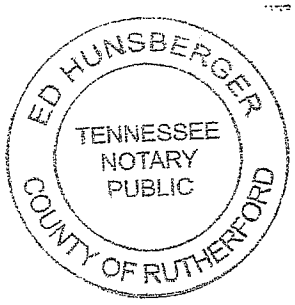
Affiant Signature

10/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of Oct, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26