Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Hillsboro Blvd , Suite 130
[illegible] 37215

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-34574-25

Karen Johnson
Batch # 1337410
10/23/2025 10 20 51 AM
Fees $13 00 Taxes $1,359 75

Davidson County
DEEDWARR
2 pgs

20251023-0084449

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of Oct 2025

NOTARY PUBLIC

My commission expires _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Delfino 104 West End Place Nashville, TN 37205	Same address as new owner	104-09-0G-002-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars ($367,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JEFFREY PAUL SIEBACH AND VERONICA MARIE VENEZIA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW DELFINO, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 2, together with the appurtenant interest in the common elements of West End Place, fka Park Circle Condominiums, a horizontal property regime established by Master Deed of record in Book 6809, page 569, amended in Book 9992, page 744, and in Instrument #20140423-0034301, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Jeffrey Paul Siebach, unmarried, from Cecilia P. Chung Nakandakari, unmarried, by Warranty Deed dated August 1, 2019 and recorded August 8, 2019 in Instrument #20190808-0078847, said Register's Office. Jeffrey Paul Siebach has since married Veronica Marie Venezia, whom joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the above reference property, now or hereafter.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 104 West End Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16th day of October, 2025

GRANTOR(S)

Jeffrey Paul Siebach

Veronica Marie Venezia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Jeffrey Paul Siebach & Veronica Marie Venezia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the 16th day of Oct. 2025.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY