NEW OWNER:
DANENE BOTTIAUX
1119D SNOW AVENUE
MADISON, TN 37115

SEND TAX BILLS TO:
Same as owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 21-1698

Map & Parcel
043020130.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 753304 DEEDWARR
11/12/2021 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20211112-0150706

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-Nine Thousand and 00/100 Dollars ($399,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DANENE BOTTIAUX, single woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **9th** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 9th Council District of DAVIDSON County, Tennessee and being known and designated as all of Lot No. 4, Final Plat, Resubdivision of a Portion of Lot #7 on the Subdivision of Lot No. 27 and Lot No. 28 in the Dixie Pure Food Company's Subdivision, as shown on the plat of the same of record in Instrument No. 20200910-0103206, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company by Warranty Deed from Diane Rabago, a married woman, dated November 26, 2019, and of record in Instrument No. 20191206-0126320, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **1119D SNOW AVENUE, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20200910-0103206, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 5th day of November, 2021.

HIDDEN TRAIL PROPERTIES, LLC

By: _____
JANE MCKINNIS
Its: SPECIAL MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JANE MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **SPECIAL MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 5th day of November, 2021.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-15-2022

****

The actual consideration or value, whichever is greater, for this transfer is $399,000.00.

AFFIANT

Sworn to and subscribed to before me this 5th day of November, 2021.

NOTARY PUBLIC

My commission expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 November 5, 2021.

Signature
Date: November 5, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 5th day of November, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD