Karen Johnson Davidson County
Batch# 859610 DEEDWARR
05/20/2022 10:55:30 AM 5 pgs
Fees: $28.00 Taxes: $832.50
20220520-0058788

Commitment Number: 29804053

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
KATELYN BOTSCH, 101 Hillsboro Pl., Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117030C10100CO

GENERAL WARRANTY DEED

BOTSCH PROPERTIES LLC, whose mailing address is **101 Hillsboro Pl., Nashville, TN 37215**, hereinafter grantor, for $225,000.00 (Two Hundred Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **KATELYN BOTSCH, unmarried**, hereinafter grantee, whose tax mailing address is **101 Hillsboro Pl., Nashville, TN 37215**, the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 101 Hillsboro Pl., Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20161018-0110049 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 117030C10100CO

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on April 21, 2022.

BOTSCH PROPERTIES LLC

By: W. Keith Botsch Vicky J Botsch

Name: W. Keith Botsch, Vicky J Botsch

Its: Managing Member

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 21, 2022 by KEITH H BOTSCH, VICKY J BOTSCH its owners, managing member on behalf of **BOTSCH PROPERTIES LLC** who is personally known to me or has produced ILLINOIS DR LIC as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $225,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21 day of April, 2022.

Affiant

Print Name

(Seal)

Notary Public

My commission expires:

09/08/2025

Print Name

KELLY BAER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

EXHIBIT A
(LEGAL DESCRIPTION)

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 101, PLAN OF HILLSBORO PLACE CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 725, AS AMENDED IN PLAT BOOK 5200, PAGE 757 AND 758, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO BOTSCH PROPERTIES LLC FROM LINDSAY DANIELLE GENDRON, A SINGLE PERSON, BY VIRTUE OF A DEED DATED 10/14/2016, RECORDED 10/18/2016, INSTRUMENT # 20161018-0110049, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Joshua Packam, 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 04/21/22 (date of document).

Affiant Signature

05/02/2023
Date

State of PA

County of ALLEGHENY

Sworn to and subscribed before me this 5th day of May, 2022.

Heather Ann Cartwright
Notary's Signature

MY COMMISSION EXPIRES: 5-26-23

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Heather Ann Cartwright, Notary Public
Beaver County
My commission expires May 26, 2023
Commission number 1290865
Member, Pennsylvania Association of Notaries