WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005613 DEEDWARR
05/19/2023 01:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,254.30
20230519-0037826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-06-24
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wagieh Botros	New Owners	
(NAME)	(NAME)	150 15 0B 069.00
501 Rebecca Trena Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **NICHOLAS PAUL DI FRUSCIA, SUCCESSOR TRUSTEE ,UNDER THE CHRISTOPHER C. BOUTELLE LIVING TRUST DATED JUNE 12, 2001 AND ANY AMENDMENTS THERETO, A REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WAGIEH BOTROS,** 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 known as all of Lot Number Sixty-Nine (69) of the final plat Edison Park (Formerly Painter), "Cluster Lot Subdivision", as the same appears of record in Instrument Number 20060726-0090090, of the Registrar's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Nicholas Di Fruscia, Trustee, or any successors in trust, under the Christopher C. Boutelle Living Trust dated June 12, 2001 and any amendments thereto, a Revocable Trust, by Special Warranty Deed from Nicholas Di Fruscia, Successor Trustee, under the Christopher C. Boutelle Living Trust dated June 12, 2001, of record in Instrument No. 20220609-0065825, in the Register's Office of Davidson County, Tennessee, dated May 20, 2022, and recorded on June 09, 2022.

Being the same property conveyed to Christopher C. Boutelle or his Successors in Trust under the Christopher C. Boutelle Living Trust dated June 12, 2001 and any amendments thereto, a Revocable Living Trust, by Tennessee Quit Claim Deed from Christopher Boutelle, a single man, of record in Instrument No. 20190812-0080030, in the Register's Office of Davidson County, Tennessee, dated August 08, 2019, and recorded on August 12, 2019. The said Christopher C. Boutelle died on November 22, 2021.

Being the same property conveyed to Christopher C. Boutelle, Unmarried, by Warranty Deed from Harvest Homes, LLC., a Tennessee Limited Liability Company, of record in Instrument No. 20071010-0120483, in the Register's Office of Davidson County, Tennessee, dated October 02, 2007, and recorded on October 10, 2007.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 501 Rebecca Trena Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 23 day of MARCH, 2023

CHRISTOPHER C. BOUTELLE LIVING TRUST DATED JUNE 12,2001

BY: _____

NICHOLAS PAUL DIFRUSCIA, SUCCESSOR TRUSTEE

NICHOLAS PAUL DI FRUSCIA

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned notary public, Nicholas Paul Difruscia with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is a Successor Trustee of The Christopher C. Boutelle Living Trust dated June 12,2001, and who further acknowledged that he/she is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand and official seal this _____ day of _____, 2023.

PLEASE SEE ATTACHMENT

Commission expires: 03/23/2023

Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 03 / 23 / 2023 before me, Jesus A. Rodriguez Abarca,Notary Public,
(insert name and title of the officer)

personally appeared Nicholas Paul Di Fruscia,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JESUS A. RODRIGUEZ ABARCA
Notary Public - California
Los Angeles County
Commission # 2301276
My Comm. Expires Aug 13, 2023

Signature _____ **(Seal)**

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 3-23-23 (date of document).

Affiant Signature

4-28-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 of April, 2023.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025