Karen Johnson Davidson County
Batch# 1006301 DEEDWARR
05/23/2023 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230523-0038589

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $420,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of May, 2023.

Michelle Martin
Notary Public
My commission expires: 9.21.26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Claudia Casilla	Pinnacle Bank	172-12-0D 107.00
7009 Lenox Village Dr, Ste 107	150 3rd Ave South, Suite 900	
Nashville, TN 37211	Nashville, TN 37201	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRIAN BOUSSELOT AND WIFE, DARLA BOUSSELOT, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CLAUDIA CASILLA, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit No. 107 a/k/a Unit E-7, as shown on Exhibit B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Building E) of record as Instrument No. 20050119-0006853 and shown as Exhibit E-1 of Instrument No. 20060612-0069716 in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to Brian Bousselot and wife, Darla Bousselot, by deed dated 12/03/2012, from Bousselot Enterprises, Inc., a Tennessee corporation, of record in Instrument No. 20121206-0112232, Register's Office for said County.

Also being the same property conveyed to Bousselot Enterprises, Inc., by deed dated 03/06/2007, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20070316-0031977, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7009 Lenox Village Dr, Ste 107, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 22nd day of May, 2023.

Brian Bousselot

Darla Bousselot

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian Bousselot and Darla Bousselot, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2023.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-22-23.

Affiant Signature

5-22-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY