This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21067-AP

Karen Johnson Davidson County
Batch# 1020569 DEEDWARR
06/29/2023 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20230629-0049568

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2023.

Notary Public
My Commission Expires: 7.16.2024

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amanda Mayfield Daniel Horst 710 Cottage Park Dr. Nashville, TN 37206	First American Mortgage Solutions 1795 International Way Idaho Falls, ID 83402	060-11-0B-005-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Benjamin Boutwell, an unmarried man, and Abigail Boutwell, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Amanda Mayfield and Daniel Horst, wife and husband**, hereinafter called the Grantee(s), his/her/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 Unit No. 5 on the Plan of Cottage Park, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151203-0122006, as amended in Instrument No. 20160126-0007567 and Instrument No. 20160928-0102452, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Boutwell and Abigail Boutwell, husband and wife by Warranty Deed from D225, LLC, a Tennessee limited liability company, dated September 15, 2016, recorded September 9, 2016, of record in Instrument No. 20160919-0098524, Register's Office for Davidson County, Tennessee.

This is improved property located at: **710 Cottage Park Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2023.

GRANTOR:

Benjamin Boutwell

Abigail Boutwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjamin Boutwell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of June, 2023.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Abigail Boutwell, the within named bargainor(s), ~~with whom I am personally acquainted~~ or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of June, 2023.

VIORICA MARCU
COMM. # 2410077
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 4, 2026

Notary Public VIORICA MARCU
My Commission expires: 08/04/2026

~~$3.00~~ E-RECORDING PAGE FEE

$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 6.16.2023.

Tracey Trumphour
Affiant
Date: June 16, 2023

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 16th day of June, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY