Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1062538 DEEDWARR
10/18/2023 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20231018-0081804

39-B
File #23-1237

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin A. Couturier and Brittni A. Couturier, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeremy Alexander Saal, unmarried, and Sofia Divarovina Marova, unmarried, as tenants in common with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 60, BOONE TRACE AT BILTMORE, SECTION SEVEN, as shown on plat of record in Instrument No. 20011003-0107279, 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 Kevin A. Couturier and Brittni A. Couturier, as joint tenants by deed from Robert M. Demonbreun and Anissa B. Demonbreun, Husband and Wife, dated May 22, 2015, of record in Instrument No. 20150610-0054899, in the Register's Office of Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 8108 Settlers Way, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Jeremy Saal **8108 Settlers Way** **Nashville, TN 37221**	New Owner	**126-15-0A-284.00**

WITNESS THE EXECUTION HEREOF this 17th day of October, 2023.

Kevin A. Couturier

Brittni A. Couturier

State of Tennessee)
County of Davidson)

On this 17th day of October, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kevin A. Couturier and Brittni A. Couturier, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 620,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of October, 2023.

Notary Public

My Commission Expires: 9-21-26

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 10-17-25

Affiant Signature

10-18-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY