Karen Johnson Davidson County
Batch# 1119072 DEEDWARR
04/04/2024 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20240404-0023989

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~WILLIAMSON~~ Wayne

The actual consideration or value, whichever is greater, for this transfer is $875,000.00

Melissa Edelen
Affiant Melissa Edelen

Subscribed and sworn to before me this 3rd day of April, 2024.

Kaitlyn Moore
Notary Public
My commission expires: 06.02.2028

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne

Address of New Owner:	Send Tax Bills to:	Tax Information
Lorin Bibb and Jeremy Jacobs		172-06-0A-017-00
6069 Frontier Lane Nashville, TN. 37211	Same	11

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Philip Bouthillette and Donna Bouthillette, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lorin Bibb and Jeremy Jacobs, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 27, as shown on the map entitled Mountain View, Section One, Revision One, of record in Plat Book 9700 Page 562 and 563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Philip Bouthillette and Donna Bouthillette, husband and wife, by deed from Mark J. Oswalt and wife, Patrice H. Hinton Oswalt of record in Instrument No. 20191122-0120833, Register's Office for Davidson County, Tennessee, and dated November 18, 2019.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Mountain View of record in Plat Book 9700 Pages 562 and 563 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 10053, Page 239, amended in Book 10496 Page 311 in the official records of the Davidson County Register of Deeds.

4. Charter of Mountain View Homeowners Association of record in Book 10496 Page 380 Register's Office for Davidson County, Tennessee.

5. By-Laws of Mountain View Homeowners Association of record in Book 10496 Page 391 Register's Office for Davidson County, Tennessee.

This property is improved property known as 6069 Frontier Lane, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 2nd day of April, 2024.

Philip Bouthillette

Donna Bouthillette

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of April, 2024, before me personally appeared Philip Bouthillette and Donna Bouthillette, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of April, 2024.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Melissa Edelen, 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 4/2/2024 (date of document).

Melissa Edelen
Affiant Signature

4/4/2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 4th day of April, 2024.

Kaitlyn Moore
Notary's Signature

MY COMMISSION EXPIRES: 06-02-2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne