Karen Johnson Davidson County
Batch# 1157529 DEEDWARR
07/12/2024 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20240712-0052688

Name and Address of New Owner:
Christopher K Botsoe and Eugene K Botsoe
1320 Sula Drive
Hermitage, TN 37076

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-24060857

Map and Parcel: 086 12 0B 032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aimee Ortiz, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Christopher K Botsoe, a single man, and Eugene K Botsoe, a married man, as joint tenants with rights of survivorship**, 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:

Being Unit 32 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20161123-0124072 and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Aimee Ortiz, an unmarried woman, by Warranty Deed filed for record on October 3, 2017 in Instrument No. 20171003-0101074, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Tulip Grove, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161123-0123638, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20161123-0124072 and in Instrument No. 20161130-0125792; All matters of plat as set forth on Exhibit "A-1" of Covenants, Conditions and Restrictions of Tulip Grove, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161123-0123638; HOA Charter as set forth on Exhibit "B" of Covenants, Conditions and Restrictions of Tulip Grove, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161123-0123638; By-Laws as set forth on Exhibit "C" of Covenants, Conditions and Restrictions of Tulip Grove, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161123-0123638; All matters as set forth on Final Plat, Tulip Grove Addition of record in Instrument No. 20161123-0123502; Declaration of Restriction and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20160407-0033392; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1320 Sula Drive, Hermitage, TN 37076

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 28th day of June, 2024.

Aimee Ortiz

State of Tennessee

County of Rutherford

Personally appeared before me, Aimee Ortiz with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th of June, 2024.

Notary Public
My Commission Expires: 8-21-27

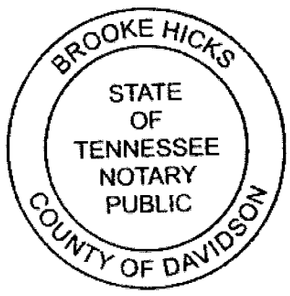
JANICE L TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00.

Carmen Coats
Affiant Signature

Subscribed and sworn to before me, this 28th day of June, 2024.



Brooke Hicks
Notary Public
My Commission Expires: 5-9-26

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 28, 2024**.

Affiant Signature

July 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25