Karen Johnson Davidson County
Batch# 1228631 DEEDWARR
01/21/2025 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20250121-0004651

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,325,000.00

Affiant

Subscribed and sworn to before me, this 15TH day of JANUARY, 2025.

Notary Public
My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Cameron Titus 6048 Woodland Hills Drive Nashville, TN 37211	New Owner	Tax Parcel ID No. 172-06-0A-037-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICOLE BONNET-MOONCOTCH AND BRET BONNET, WIFE AND HUSBAND** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CAMERON TITUS, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47, as shown on the map entitled *Mountain View, Section One, Revision One, of record in Plat Book 9700, pages 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 Nicole Bonnet-Mooncotch and Bret Bonnet, wife and husband by Deed dated August 4, 2020 from Gregory Cooley, recorded August 6, 2020, in Instrument Number 202008060087537, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **6048 Woodland Hills Drive, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of January, 2025.

NICOLE BONNET-MOONCOTCH

BRET BONNET

STATE OF Illinois)
)
COUNTY OF DuPage)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NICOLE BONNET-MOONCOTCH AND BRET BONNET,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8 day of January, 2025.

DENIELL VESHI
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 24, 2026

Notary Public
My Commission Expires: Aug 24, 2026

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 1/21/2025 (date of document).

Affiant Signature

1/21/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

