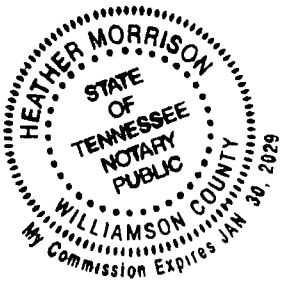
WARRANTY DEED

File #25-197



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,310 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2025

Notary Public

MY COMMISSION EXPIRES 1/30/29

(AFFIX SEAL)

Karen Johnson
Batch # 1268561
05/05/2025 10 40 40 AM
Fees $13 00 Taxes $4,847 00

Davidson County
DEEDWARR
2 pgs

20250505-0034634

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kimberly DuTremaine	NEW OWNER	082-09-0-202 00
(NAME)	(NAME)	
76 Road 2626		
(ADDRESS)	(ADDRESS)	
Aztec, NM 87410		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jason L. Boylan, a married person,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kim DuTremaine, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 the northerly 50 feet of Lot No 17, on the Plan of Dr David McGavock's Plan of record in Book 10, Page 606, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description

Said part of Lot No 17 fronts 50 feet on the westerly side of 3rd Avenue North, formerly College Street, and runs back parallel lines 185 4 feet to a dead line

Being the same property conveyed to Jason L. Boylan (a/k/a Jason Lehan Boylan) by Quitclaim Deed from Pamela Kennedy Boylan of record in Instrument No 20130930-0102231 Register's Office for Davidson County, Tennessee, dated September 25, 2013 and recorded on September 30, 2013 Jason L Boylan having since married Caitlin Cuppernull, spouse of Jason L Boylan, joins in this execution of this instrument for the purpose of conveying any and all marital interest, she has in the subject property

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 1323 3rd Avenue North, Nashville, TN 37208

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 1st day of May, 2025.

Jason L Boylan

Caitlin Cuppernull

STATE OF MICHIGAN
COUNTY OF Wayne

On this 29th day of April, 2025, before me personally appeared Jason L Boylan, 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 29th day of April, 2025

Notary Signature
My commission expires 10/7/2030

LASHAUNDA M WHITE
Notary Public - State of Michigan
County of Wayne
My Commission Expires Oct 7, 2030
Acting in the County of Wayne

STATE OF MICHIGAN
COUNTY OF Wayne

On this 29th day of April, 2025, before me personally appeared Caitlin Cuppernull, 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 29th day of April, 2025.

Notary Signature
My commission expires 10/7/2030

LASHAUNDA M WHITE
Notary Public - State of Michigan
County of Wayne
My Commission Expires Oct 7, 2030
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RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
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Brentwood, TN 37027