Name and Address of New Owner:
Steven Cote and Lauren Cote
34333 N Bobolink Trail
Grayslake, IL 60030
Send Tax Bills To:
Steven Cote and Lauren Cote
34333 N Bobolink Trail
Grayslake, IL 60030
This Instrument Prepared By:
Steve Berneman
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1279931 DEEDWARR
05/30/2025 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $728.90
20250530-0042684

Map & Parcel No: 133-14-0A-007-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jacob G. Netterville, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steven Cote and Lauren Cote, as Co-Trustees or their successors in trust, under Trust agreement dated June 10, 2021 and known as the Cote Declaration of Trust,** "the Grantees," the following described real estate in Davidson County, Tennessee:

All that certain condominium situate in the County of Davidson, State of Tennessee, being known and designated as follows:

Land in Davidson County, Tennessee, being Unit A-7 of The Village of Grassmere formerly OAKCREST CONDOMINIUMS created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939 or Instrument No. 1999123-09959939 and Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jacob Netterville by Warranty Deed from Amy Reynolds, a single woman, and John Garner and Sharon Garner, husband and wife, dated August 6, 2019, and recorded August 9, 2019, in Instrument Number 20190809-0079589, in said Register's Office for Davidson County, Tennessee. Oakcrest Condominiums
FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 420 Elysian Fields Road Apt A7, Nashville, Tennessee, 37211-4298

TAX PARCEL ID/APN: 133 14 0A 007.00

202505300042684

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a warranty deed recorded , Page [under Instrument No.] in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of May, 2025.

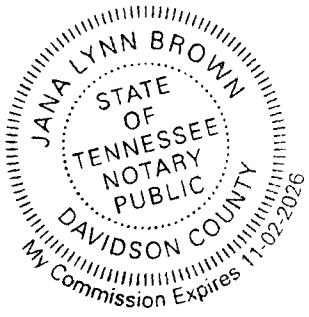
_____(SEAL)
Jacob G. Netterville

STATE OF TENNESSEE
COUNTY OF

On this 30th day of May, 2025, before me personally appeared Jacob G. Netterville, 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 30th day of May, 2025.

_____
Notary Signature
My commission expires: 11.2.2026



202505300042684

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $197,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 30th day of May, 2025.

Notary Signature
My commission expires: July 26, 2025

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Lisa Allard, 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 May 30, 2025.

May 30, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this May 30, 2025.

MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY