WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Hani Shonoda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-24
(AFFIX SEAL)

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hani Shonoda and Demiana Hanna	U.S. Bank N.A.	Parcel ID: 176 05 0A 092.00 CO
(NAME) 6613 Shadyview Drive	(NAME) 4801 Frederica Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Brian K. Butler, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hani Shonoda and Demiana Hanna, husband and wife**, 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:

LAND in Davidson County, Tennessee and being Lot 279 on the Plan of Hickory Woods Estates, Section 'C' as shown by a map of record in Book 6900, Pages 885-887 in the Register's Office for Davidson County, Tennessee, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Brian K. Butler, unmarried, and Joe Taylor Butler, unmarried by Warranty Deed from DY Properties II, LLC dated June 18, 2008 and filed July 1, 2008 of record in Instrument No. 20080701-0067739 in the Register's Office for Davidson County, Tennessee. Joe Taylor Butler died intestate on January 16, 2015 leaving Denise Howe, Sharon Davis, Joanne Butler and Brian K. Butler as his sole heirs at law. See also quitclaim deed(s) from Denise Howe, Sharon Davis, Joanne Butler to Brian K. Butler of record in Instrument No. ___202004220042241____ in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 389666 DEEDWARR
04/22/2020 11:05:30 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20200422-0042242

unimproved ☐
This is improved ☒ property, known as 6613 Shadyview Drive, Antioch, TN 37013

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.

Witness our hands this 20 day of April, 2020.

Brian K. Butler

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brian K. Butler, the bargainor, 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, this the 20th of April, 2020.

Notary Public

My Commission Expires: 7-17-24

(SEAL)

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the origina document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnesse

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY