Karen Johnson Davidson County
Batch# 426257 DEEDWARR
06/25/2020 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20200625-0068843

This instrument prepared by:
Momentum Title, LLC
2500 21st Ave South, Suite 102
Nashville, TN 37212
File Number: 4-20-7048

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-7466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2020.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brooke Butler and Samuel Adler 4209 Glynda Drive Nashville, TN 37216	Quicken Loans, LLC 1050 Woodward Avenue Detroit, MI, 48226	061-07-0-204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **George W. Butterworth, Jr. and wife, Linda H. Butterworth**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Samuel Adler, a single man and Brooke Butler, a single woman,** hereinafter called the Grantee(s), his/her/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, being Lot No. 21 on the Plan of Young-Dale, as of record in Book 2330, page 22, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 72 feet on the westerly side of Glynda Drive, and extends back 243.5 feet on the northerly line and 229.4 feet on the southerly line, to a dead line in the rear on which it measures 73.5 feet.

Being the same property conveyed to George W. Butterworth, Jr. and wife, Linda H. Butterworth by Warranty Deed from Harry N. Canter and wife, Wanda R. Canter, dated January 6, 1972, recorded January 7, 1972, of record in Book 4567, page 236, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4209 Glynda Drive, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 25th day of June, 2020.

GRANTOR:

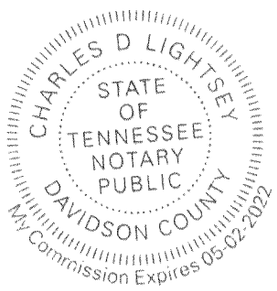
George W Butterworth, Jr.

Linda H. Butterworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George Butterworth and Linda Butterworth, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of June, 2020.



Notary Public
My Commission expires: 5-2-22

True Copy Certification

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

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

