Karen Johnson Davidson County
Batch# 452092 DEEDWARR
08/06/2020 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,224.70
20200806-0087663

# WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 11.8.2021

(AFFIX SEAL)

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8 2021

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Hawi Guye<br>Saada Guye | New Owner | 150120a18900co |
| (NAME) | (NAME) | |
| 3636 Dove Creek Road | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten 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, We, **Johnny R. Butler and Angela R. Butler,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hawi Guye, a single man and Saada Guye, a single man,** 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, being Lot No. 31 on the Plan of Kensal Green, North of record in Plat Book 7900, Page 951, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Johnny R. Butler and wife, Angela R. Butler, by deed of record in Book 10816 , Page 406 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Johnny R. Butler and Angela R. Butler by Krystn Tarr Burrell as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 202008060087662, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3636 Dove Creek Road, Antioch, TN 37013
(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.

Witness my/our hands this 10th day of July, 2020.

Johnny R. Butler by Krystn Tarr Burrell, his attorney in fact

Johnny R. Butler by Krystn Tarr Burrell, his attorney in fact

Angela R. Butler By Krystn Tarr Burrell, her attorney in fact

Angela R. Butler by Krystn Tarr Burrell, her attorney in fact

State of Tennessee
County of Davidson

On this the 10 day of July, 2020, before me personally appeared Krystn Tarr Burrell, the person who executed the foregoing instrument on behalf of Johnny R. Butler and Angela R. Butler and who acknowledged that she executed the same as the free act and deed of the said Johnny R. Butler and Angela R. Butler, through Power of Attorney granted her by the said Johnny R. Butler and Angela R. Butler.

WITNESS my hand and seal this 10th day of July, 2020.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

# True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212