WARRANTY DEED

Karen Johnson Davidson County
Batch# 492952 DEEDWARR
10/09/2020 11:31:30 AM 2 pgs
Fees: $13.00 Taxes: $2,247.75
20201009-0117658

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $607,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-2023
(AFFIX SEAL)

SAMANTHA KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David J. Butler and Sarah E. Butler	NEW OWNERS	Parcel ID: 091 15 0 164.00
(NAME)	(NAME)	
321 51st Avenue N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Ryan R. Pack, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David J. Butler and Sarah E. Butler, as co-Trustees of the David J. & Sarah E. Butler Revocable Trust, U/A dated September 9, 2014**, 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:

BEING part of Block No. 8 on the Plan of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Plat Book 421, Page 18, Register's Office for said County, described as follows:

BEGINNING on the Westerly margin of 51st Avenue North, formerly 10th Street, at a point 100 feet North of the Northerly margin of Elkins, formerly Second Avenue; thence with the Westerly margin of 51st Avenue North, Northwardly 50 feet to the Southerly margin of an alley; thence with the southerly margin of said alley, Westwardly 140 feet to the Easterly margin of another alley; thence with the Easterly margin of the last mentioned alley, Southwardly 50 feet; thence Eastwardly 140 feet to the beginning.

Being the same property conveyed to Ryan Richter Pack, an unmarried man, by Warranty Deed from Paul Schrimsher and Elizabeth Schrimsher, husband and wife, of record in Instrument No. 20160718-0073373, in the Register's Office of Davidson County, Tennessee, dated July 15, 2016 and recorded on July 18, 2016.

Rachel Phillips Pack joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.

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.

unimproved ☐

This is improved ☒ property, known as 321 51st Avenue N., Nashville, TN 37209

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 8th day of October, 2020

Ryan R. Pack

Ryan R. Pack

Rachel Phillips Pack

Rachel Phillips Pack

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ryan R. Pack and Rachel Phillips Pack, 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.

Given under my hand this the 8th day of October, 2020.

Notary Public

My Commission Expires: 1-3-2023

(SEAL)

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

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 original 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 witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY