THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 544396 DEEDWARR
01/04/2021 10:46:53 AM 2 pgs
Fees: $13.00 Taxes: $715.95

20210104-0000347

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
TEAM 9 REAL ESTATE SOLUTIONS LLC P. O. Box 148673 Nashville, Tennessee 37214	Same	033-04-0-007.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE (STEPHIN) SUSAN MERRYMAN, EXECUTRIX OF THE ESTATE OF BILLY J. BUTLER,** has this day bargained and sold, and does hereby transfer and convey unto **TEAM 9 REAL ESTATE SOLUTIONS LLC, a Tennessee Limited Liability Company,** the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10, as shown on the map entitled Goodlettsville Heights, Section No. III, of record in Plat Book 1835, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BILLY J. BUTLER, A SINGLE MAN, by deed from SALLY COLVIN, of record in Book 6336, Page 284, dated July 3, 1984, said Register's Office. BILLY J. BUTLER died testate on or about November 13, 2019. Pursuant to the terms of his Will of record in Docket No. 20P286, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be treated as part of the probate estate.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$193,500.00**.
Subscribed and sworn to before me
this 20 day of November, 2020.
My Commission Expires: 12/23/2020

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 109 Garrett Drive, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 20 day of November, 2020.

Executrix

STEPHANIE (STEPHIN) SUSAN MERRYMAN
Executrix of the Estate of Billy J. Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **STEPHANIE (STEPHIN) SUSAN MERRYMAN, Executrix of the Estate of Billy J. Butler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as Executrix of the Estate of Billy J. Butler

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20 day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL L. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY