WARRANTY DEED

Karen Johnson Davidson County
Batch# 608498 DEEDWARR
04/07/2021 08:41:50 AM 2 pgs
Fees: $13.00 Taxes: $422.61

20210407-0045523

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 114,220.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS 2nd day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 2/26/24
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary J Butterfield	Same as new owner	52-16-0a-008.00
2119 Westwood Ave		
Nashville, TN 37212-5303		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***Kent Butterfield, David Butterfield, Mary Butterfield, and Martha Butterfield,*** **being all the heirs-at-law of John C. Butterfield, Jr. deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Mary J Butterfield, an unmarried person,*** 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 Apartment Unit No A-8 of Neely's Bend Condominium, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tenneessee Code Annotated, as as established by Master Deed of Record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said master deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to John C. Butterfield, Jr. by Warranty Deed from Try Properties, LP dated 03/01/2007 and filed for record on 03/05/2007 of record in Instrument No. 20070305-0026883 , said Register's Office for said County. The said John C. Butterfield, Jr. died on the 22nd day of June, 2020 intestate. By Affidavit of Heirship executed by Mrs. Kim Rogers dated February 10, 2021 filed for record on the 7th day of April, 2021 of record in Instrument #20210407-0045524 and Affidavit of Heirship executed by Terry Stinson dated February 26, 2021 and filed for record on the 7th day of April, 2021, of record in Instrument #20210407-0045527, the said Martha Butterfield, Mary Butterfield, Kent Butterfield and David Butterfield were established as being all the heirs-at-law of the said John C. Butterfield, Jr. deceased.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **1301 Neelys Bend Road, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 on the day and date acknowledged below.

Kent Butterfield

David Butterfield

Mary Butterfield

Martha Butterfield

STATE OF ILLINOIS
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kent Butterfield and David Butterfield,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April, 2021.

JOHN L CANTLIN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
May 18, 2021

Commission Expires: 05/18/2021

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Butterfield, and Martha Butterfield** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2021.

Commission Expires: 3/26/24

Notary Public