Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

D

Karen Johnson Davidson County
Batch# 663023 DEEDWARR
06/23/2021 10:29:34 AM 2 pgs
Fees: $13.00 Taxes: $1,861.10

20210623-0084674

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $503,000.00

Affiant

Subscribed and sworn to before me, this 21st day of June, 2021.

Notary Public

My commission expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kristin E. Butler	New Owner	**1410550A03100CO**
1016 Nunnery Ln		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jonathan D. Etienne and Mary M. Etienne, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristin E. Butler, single woman

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 Final Plat Avondale Park, Phase 1, Section 1A, "Cluster Lot Subdivision", of record in Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jonathan D. Etienne and Mary M. Etienne, by Warranty Deed from Matthew Chambers and Yaofang Zhang, husband and wife, dated October 26, 2018, of record in Instrument No. 20181030-0107587, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Inspection and Maintenance Agreement of record in Instrument No. 20071002-0117293, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 1016 Nunnery Ln, Nashville, TN 37221.

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 in 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.

Jonathan D. Etienne Date: 21 JUN 21

Mary M. Etienne Date: 21 June 2021

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Jonathan D. Etienne and Mary M. Etienne, the within named Grantor(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, at office, this 21 day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 8-19-24

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY