Karen Johnson Davidson County
Batch# 666747 DEEDWARR
06/28/2021 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,746.40
20210628-0087269

When recorded, return to:
Magnolia Title & Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206
File Number: BC-21-885

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 5-12595-RL-s

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $472,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2021.

Notary Public
My Commission Expires: 01-06-2026

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carolyn Butler Christopher R. Butler 2849 Whitebirch Dr Nashville, TN 37076	Carolyn Butler Christopher R. Butler 2849 Whitebirch Dr Nashville, TN 37076	097 02 0A 599.00 - CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Garrett L. Parker and Elizabeth A. Brighton, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Carolyn Butler and Christopher R. Butler, wife and husband, hereinafter called the Grantee(s), 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. 599 on the Plan of Villages of Riverwood, Section One, Phase 5B, of record in Instrument No. 20161215-0131509, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Garrett L. Parker and Elizabeth A. Brighton, husband and wife, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20170815-0083738, in the Register's Office of Davidson County, Tennessee, dated August 11, 2017 and recorded on August 15, 2017.

This is improved property located at: **2849 Whitebirch Dr, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~24th~~ 23rd JM day of June, 2021.

GRANTOR:

Garrett L. Parker

Elizabeth A. Brighton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Garrett L. Parker and Elizabeth A. Brighton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~24th~~ 23rd JM day of June, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Emily Manno, 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.

Emily Manno

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23.

Notary's Seal (If on paper)

