WARRANTY DEED

Karen Johnson Davidson County
Batch# 667293 DEEDWARR
06/29/2021 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20210629-0088021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024
(AFFIX SEAL)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sherilyn Butler 237 37th Ave. Nashville, TN 37209	New Owner	092-13-0-322.00

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, **Shannon Skinner Lester and Michael Lester, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Sherilyn Butler, an unmarried woman**, hereinafter called Grantee(s), her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee being part of Lot 1 on the Map of Westdale Subdivision of record in Plat Book 547, page 50, which is part of the West End Park Company's 240 acre tract of land in West Nashville, being described as follows according to a survey by John Kohl, dated March 18, 1967 and partly by survey dated December 4, 1972.

Beginning at a point in the Westerly margin of 37th Avenue, North formerly Pilcher Avenue, being the same point where the North line of the above mentioned 240 acre tract intersects said margin of said Avenue and also being the Southeast corner of E.F.P'Pool's property; thence with the North line of 240 acre tract above mentioned and the South line of P'Pool, North 88 deg. West 297 feet to a point in the Northwest corner of said property, said point being in the Easterly margin of an alley; thence with said alley, South 3 deg. West 50 feet to a point; thence South 89 deg. more or less East 297.00 feet more or less to a point in the West margin of 37th Avenue, North; thence with the West margin of said Avenue, Northwardly 50 feet to the point of beginning.

Being the same property conveyed to Shannon Skinner, unmarried and Michael Lester, unmarried by Warranty Deed from Mathew L. Wiggins and Kendra A. Wiggins fka Kendra A. Good, husband and wife, dated 04/19/2018, of record in Instrument 201804230037803, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 237 37th Ave., 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 my/our hand(s) this the 29th day of June, 2021.

Shannon Skinner Lester

Shannon Skinner Lester

Michael Lester

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

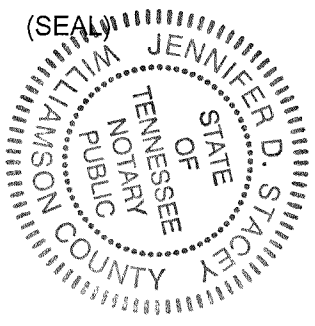
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Shannon Skinner Lester and Michael Lester with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 29th of June, 2021.

Notary Public

My Commission Expires: 10/3/21

(SEAL)



True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

