Karen Johnson Davidson County
Batch# 700241 DEEDWARR
08/18/2021 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,101.71
20210818-0111622

Warranty Deed

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $838,300.00. Affiant Subscribed and sworn to before me, this the 13th day of August, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Allen Weaver and Kathryn Loughrige	New Owner(s)	105 14 0 089.00
	2225 Grantland Ave	
	Nashville TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AUTUMN ANDRADY, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHRYN LOUGHRIGE AND SPOUSE, ALLEN WEAVER**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 7, Block 5 on the Plan of Blocks 1-2-3-4-5-6-7-8 in Yarbroughs Subdivision of Woodland, of record on Plat Book 57, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Autumn Andrady, a married woman, by Warranty Deed from Christopher Butterworth, a single man, of record in Instrument No. 20210524-0070343, in the Register's Office of Davidson County, Tennessee, dated May 20, 2021 and recorded on May 24, 2021.

Being the same property conveyed to Christopher Butterworth, by Quitclaim Deed from Christopher Butterworth, of record in Instrument No. 20150729-0074421, in the Register's Office of Davidson County, Tennessee, dated July 23, 2015 and recorded on July 29, 2015. The said John B. Butterworth, having since died on March 29, 2013, leaving his interest to Christopher Butterworth by way of survivorship.

Being the same property conveyed to Christopher Butterworth and John B. Butterworth, as joint tenants with right of survivorship, by Warranty Deed from Courtney Youngblood, of record in Instrument No. 20050916-0111558, in the Register's Office of Davidson County, Tennessee, dated September 14, 2005 and recorded on September 16, 2005.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2225 Grantland Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of August, 2021.

Autumn Andrady

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Autumn Andrady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of August, 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/11/21.

Date

Affiant Signature

08/11/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON