WARRANTY DEED

Karen Johnson Davidson County
Batch# 752197 DEEDWARR
11/09/2021 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20211109-0149768

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-17-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eugene Butler and Justina Butler	Churchill Mortgage Corp.	Parcel ID: 109 04 0A 015.00
(NAME)	(NAME)	
2508 Janalyn Trace	1749 Mallory LN, Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lyle D. Powers and Julie L. Powers, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eugene Butler and Justina Butler, husband and wife**, 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. 15 on the Plan of Towering Oaks Phase One as shown on the Plan of record in Instrument No. 20071127-0137704 Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lyle D. Powers and Julie L. Powers, husband and wife, by Warranty Deed from Nicole L. Stefanov, n/k/a Nicole L. Spaulding, married, of record in Instrument No. 20190627-0062312, in the Register's Office of Davidson County, Tennessee, dated June 24, 2019 and recorded on June 27, 2019.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2508 Janalyn Trace, Hermitage, TN 37076

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 our hands this 2nd day of November, 2021

Lyle D. Powers

Lyle D. Powers

Julie L. Powers

Julie L. Powers

STATE OF NORTH CAROLINA

COUNTY OF ALAMANCE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Lyle D. Powers and Julie L. Powers, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th 2nd day of November, 2021.

Notary Public

My Commission Expires: 10/15/2025

(SEAL)

YOLANDA E. MOODY NOTARY PUBLIC GUILFORD COUNTY, NC My Commission Expires October 15, 2025

Certificate of Authenticity
for Electronically Filed Document

I, Amanda Minor, 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 November 2, 2021 (date of document).

Date: November 4, 2021

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 4th day of November, 20 21.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON