5065

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

G-BMR-21-9052

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Taylor L. Demonbreun and Kathy B. Demonbreun	New Owner	
(NAME) **6724 Rodney Court**	(NAME)	**126-00-0-074.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADLEY BUTCHER AND WIFE, JENNIFER BUTCHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR L. DEMONBREUN, A SINGLE PERSON AND KATHY B. DEMONBREUN, A MARRIED WOMAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **CHEATHAM** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 23rd council manic district of Nashville, Davidson County, Tennessee, being tract III conveyed in deed book 9983, page 863, Register's Office for said county and more particularly described as follows:

Beginning in the west right of way of Old Charlotte Road at a point located northerly 2675 feet, more or less, from the intersection of said Old Charlotte Road and the north right of way of U.S. Highway 70; Thence leaving said Old Charlotte Road North 86 degrees 39 minutes 11 seconds West, 626.06 feet to an iron pin in the East line of Garlon Crossno described in deed book 5005, page 302, R. O. D. C; Thence with said Crossno North 12 degrees 12 minutes 33 seconds East, 149.32 feet to an iron pin; Thence South 86 degrees 38 minutes 13 seconds East, 639.91 feet to the west right of way of Old Charlotte Road; Thence with said Old Charlotte Road S 17 degrees 23 minutes 24 seconds West, 149.73 feet to the point of beginning and containing 2.14 acres, more or less, pursuant to survey provided by John Kohl & Company, P. C., dated September 8, 2003.

Being the same property conveyed to Bradley Butcher and wife, Jennifer Butcher by Warranty deed from Bartholomew Kline and wife, Gabrielle Kline of record in Instrument No. 20200702-0071741 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 02, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9052 Old Charlotte Pike, Pegram, Tennessee 37143**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 754049 DEEDWARR
11/12/2021 02:21:30 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20211112-0151035

Witness my/our hand(s) this the 5th DAY OF NOVEMBER, 2021.

Bradley Butcher

Jennifer Butcher

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

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

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

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

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 5 day of Nov, 2021.

Ernest D. Bennett, III, Affiant — 11-5-2021 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 5 day of November, 2021

Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY