Karen Johnson Davidson County
Batch# 781753 DEEDWARR
12/30/2021 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20211230-0171655

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $510,000.00

John Lucianno
Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2021.

Notary Public

My Commission Expires: 1-28-24
(AFFIX SEAL)

DANA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
John Lucianno and Emily Lucianno	Rocket Mortgage	187-09-0A-177.00 CO
4150 Alva Lane	1050 Woodward Ave.	
Nolensville, TN 37135	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marne Butler, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily Lucianno and John Lucianno, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 177, on the plan of Phase Five, Section One, Burkitt Village, recorded in Instrument Number 20150210-0012343, 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 William Butler and Marne Allen, husband and wife, by Warranty Deed from Cameron Michael McPherson and Elizabeth McPherson, husband and wife, dated 10/8/2020 and recorded 10/8/2020 in Instrument No. 20201008-0117279, Register's Office for Davidson County, Tennessee.
The said William Butler having since died, 12/1/2021, leaving Marne Butler as sole tenant by the entirety.
PRIOR CHAIN OF TITLE:
BEING the same property previously conveyed to Cameron Michael McPherson, an unmarried man, by Warranty Deed from Lake Forest Homes, Inc., a Tennessee corporation, dated 10/30/2015 and recorded 11/3/2015 in Instrument No. 20151103-0111747, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 4150 Alva Lane, Nolensville, TN 37135.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 22nd day of December, 2021.

Marne Butler

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at Murfreesboro, Tennessee, this 22nd of December, 2021.

Notary Public

My Commission Expires: 9.21.2024

(SEAL)

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

I, Dana Thomas, 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 this 22nd day of December, 2021

Dana Thomas

Dated 12/23/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 23 day of December, 2021

My commission expires: 12-18-23

Sheri Engel
Notary Public

