Karen Johnson Davidson County
Batch# 793161 DEEDWARR
01/19/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20220119-0007302

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $392,000.00.

Alexander David Butchart
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of January, 2022.

NOTARY PUBLIC

My commission expires:

GREGG VAN CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Alexander David Butchart and Juliana Macaller	Broker Solutions, Inc.	150-05-0-222-00
(NAME)	(NAME)	
2840 Galesburg Drive	14511 Myford Rd. Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Tustin, CA 92780	

Warranty Deed

For and in Consideration of the sum of $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 **MJH Homes, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alexander David Butchart and Juliana Macaller**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 690 ON THE PLAN OF EDGE-O- LAKE SECTION 17 OF RECORD IN PLAT BOOK 4460, PAGE 44, 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 MJH Homes LLC by Warranty Deed from Jacob Dean Weston and Luke Randall Farley, heirs at law of the Estate of Judy Carol Farley of record as Instrument No. 20210331-0042049 in the Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on March 31, 2021.

This property is __unimproved _X_improved property known as: 2840 Galesburg Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of January, 2022.

MJH Homes, LLC

BY: _____ Managing Member
Michael L. Hader, Managing Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Michael L. Hader, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Managing Member of MJH Homes, LLC, the within named bargainor, a limited liability company, and that such Managing Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the MJH Homes, LLC as Managing Member.

Witness my hand and official seal, this the 10th day of January, 2022.

_____
Notary Public
My Commission Expires:



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1/10/22.

Date

Celia Stewart Rouse

Affiant Signature

1/10/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 10th day of January, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

