NAME AND ADDRESS OF NEW OWNER(S):
Alyssa J. Wyatt
Paula M. Wyatt
849 Longhunter CT
Nashville, TN 37217
SEND TAX BILLS TO:
NEW OWNER

PREPARED BY:
L. Garrett Anglin, Attorney
1535 W. Northfield Blvd. Suite 8
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 804411 DEEDWARR
02/11/2022 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $680.80
20220211-0016175

WARRANTY DEED

(Map 135 08 0A, Parcel 849.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Catherine Buter, a widow,** has this day bargained and sold, and by these presents does transfer and convey unto **Alyssa J. Wyatt and Paula M. Wyatt, as Joint Tenants,** their successors and assigns, that certain tract of land located and situated in Davidson County, Tennessee, and more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 849, of Nashboro Village Condominium, a condominium or horizontal property regime established by Master Deed of Record in Book 5333, page 957, Register's Office for Davidson County, Tennessee, and as shown on a Plan of record in Book 5200, page 80, said Register's Office, to which reference is hereby made for a more complete legal description.

Together with each and all the rights, privileges, and appurtenances thereunto belonging, as set forth the in the said Master Deed (and By-Laws which form a part thereof), including without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

Being the same property conveyed to Catherine Butler by Quitclaim Deed from John T. Butler, dated August 5, 2021, and recorded as Instrument Number 20210806-0105904, Register's Office of Davidson County, Tennessee.

Subject to any an all encumbrances of record including but not limited to Master Deed of record in Book 5333, page 957; By-Laws of record in Book 5333, page 999; Restrictive Covenants of record in Book 4827, page 14 and Book 5469, page 840; Rights of others in and to common areas and/or elements; Any and all matters of record affecting the subject property and shown on Plan of record in Book 5200, page 80; all of the Register's Office of Davidson County, Tennessee.

This property is known as 849 Longhunter Court, Nashville, TN 37217.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, its successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear, and unencumbered, except for 2022 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid her prorated share unto the grantees; and Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures on this the 27th day of January 2022.

Catherine Butler

Catherine Butler

STATE OF TENNESSEE)
:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Catherine Butler**, the within named bargainer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing (WARRANTY DEED) for the purpose therein contained.

WITNESS MY HAND AND SEAL, this 27th day of January 2022.

Notary Public

My Commission Expires: 04/17/2023

L. GILBERT ANGLIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIANT

I do hereby swear or affirm that the actual consideration for this transfer is $184,000.00.

Tammie Hayes

Affiant

Sworn to and subscribed before me this 27 day of January 2022.

NOTARY PUBLIC
My Commission Expires: 04/17/2023

L. GILBERT ANGLIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, Holly A Meason, 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 1/27/22.

Holly A

Affiant Signature

1/27/22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of January, 2022

Jacqueline G Brown

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 1-8-22

202202110016175