Karen Johnson Davidson County
Batch# 804759 DEEDWARR
02/14/2022 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $8,787.50
20220214-0016630

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

SARAH AMES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-996

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jessica Hauff and Rafael Vidaurreta	Same as owner	131 13 0 043.00
(NAME)	(NAME)	
5415 Stanford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher Butterworth and Charles Hargett, as tenants in common with right of survivorship** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jessica Hauff and Rafael Vidaurreta, wife and husband** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land situated in the County of Davidson, State of Tennessee, and being Lot 1 as set forth on that certain Final Plat, 5411 & 5415 Stanford Drive Subdivision, prepared by Christopher Lyle Goetz, TN RLS #2660, of Dale & Associates, dated October 16, 2017, and recorded as Instrument No. 20180703-0064562, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Christopher Butterworth, an unmarried man, and Charles R. Hargett, an unmarried man, tenants in common with rights of survivorship, by Warranty Deed from Britton A. Garrett and Michelle L. Garrett, husband and wife, of record in Instrument No. 20170405-0033215, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017 and recorded on April 05, 2017.

Being the same property conveyed to Christopher Butterworth and Charles R. Hargett, as tenants in common with rights of survivorship, by Quit Claim Deed from William Penz, an individual, of record in Instrument No. 20180809-0078457, in the Register's Office of Davidson County, Tennessee, dated June 08, 2018 and recorded on August 09, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 5415 Stanford Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 1st day of February, 2022.

GRANTOR:

Christopher Butterworth

Charles Hargett

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Christopher Butterworth and Charles Hargett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 1st day of February, 2022.

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 February 1, 2022.

Signature
Date: February 1, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 1st day of February, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD