THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 838644 DEEDWARR
04/12/2022 12:15:59 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20220412-0042307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$375,000.00**

Subscribed and sworn to before me this 8th day of April, 2022.

Notary Public **Affiant**
My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s):
Landry Butler **6201 Homeland Drive** **Nashville, TN 37218**	**Same as New Owner:**	**048-00-0-104.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **KATHRYN BARTLEY, SUCCESSOR TRUSTEE, OF THE MARVIS E. KRANTZ AND ELSIE E. KRANTZ REVOCABLE LIVING TRUST,** has this day bargained and sold, and do hereby transfer and convey unto the said **LANDRY BUTLER, A MARRIED MAN,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain Tract of land situated in the 13th Civil District of Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Beginning on the westerly margin of Homeland Drive at the northeast corner of the property conveyed to Louis J. Rottero and wife, by deed from Homeland, Incorporated, of record in Book 2337, page 11, Register's Office for said County; thence with said Rottero's northerly boundary line northwesterly 401 feet; thence northeasterly 106 feet; thence southeasterly 395 feet to the westerly margin of Homeland Drive; thence with the same southwesterly 133 feet to the beginning.

Being the same property conveyed to MARVIS E. KRANTZ AND ELSIE E. KRANTZ, TRUSTEES, AND THEIR SUCCESSOR TRUSTEES, OF THE MARVIS E. KRANTZ AND ELSIE E. KRANTZ REVOCABLE LIVING TRUST, by deed from JOE N. SMITH, MARRIED, of record in Instrument No. 20041220-0150723, dated December 16, 2004, said Register's Office. Kathryn Bartley, by Court Order Seventh Circuit Court for Davidson County, Tennessee, Case No. 21P965, was appointed Successor Trustee of record in Instrument No 20220412-0042306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-RW-226201

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 7 day of April, 2022.

MARVIN E. KRANTS AND ELSIE E. KRANTZ REVOCABLE LIVING TRUST

Kathryn Bartley

KATHRYN BARTLEY, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **KATHRYN BARTLEY**, duly appointed Successor Trustee, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 7 day of April, 2022.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY