Karen Johnson Davidson County
Batch# 841386 DEEDWARR
04/18/2022 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20220418-0044438

WARRANTY DEED

CHERYL BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-122722

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
2K Development LLC	Renasant Bank	
(NAME)	(NAME)	
110 Affirmed Drive	9135 Carothers Parkway	102-16-0-027.00
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($775,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GEORGE R. BUTLER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 2K DEVELOPMENT LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Land in Davidson County, Tennessee, being Lot No. 197 on the Map of Horton Heights, Section C, as of record in Book 2133, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 197 fronts 123 feet on the Easterly side of Brookhollow Road and extends back between lines 366.3 feet on the Northerly side and 293.4 feet on the Southerly side to a dead line in the rear, on which it measures 143 feet.

Being the same property conveyed to George R. Butler and wife, Belinda Butler by Warranty Deed from Samuel K. Zimmerman and wife, Barbara J. Zimmerman of record in Book 4701, Page 470, Register's Office for Davidson County, Tennessee, dated April 18, 1973 and recorded on April 25, 1973.

The said Belinda Butler having died on or about October 15, 2018, leaving George R. Butler as surviving tenant by the entirety.

This Instrument executed on behalf of Geroge R. Butler ("Principal") by Leslie B. Mitchell pursuant to the Power of Attorney of record in Davidson County, Instrument Number 20220209-0015177, Register's Office for Davidson County, Tennessee. The affidavit of Attorney in Fact is attached to this Instrument and incorporated herein by reference.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 808 Brook Hollow Road, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 the 31st day of January, 2022

George R Butler by Leslie B Mitchell AIF
George R. Butler By: Leslie B. Mitchell as
His Attorney in Fact

STATE OF TN
COUNTY OF DAVIDSON

On this the 27th day of January, 2022, before me personally appeared Leslie B. Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of George R. Butler and who acknowledged he/she/they executed the same as the free act and deed of the said George R. Butler.

Witness my hand and official seal, this the 27th day of January, 2022.

Cheryl Buckingham
Notary Public

My Commission Expires: 05-05-2025

(SEAL)

CHERYL BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 1/31/2022.

Affiant Signature

3/23/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of March, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

